

Loudon Zoning Board of Adjustment
Meeting Minutes
May 25, 2017

Present:

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Roy Merrill, Charlie Aznive, Earl Tuson alternate George Saunderson, alternate Peter Pitman and alternate Dennis Jakubowski.

Minutes:

Regular Hearing April 27th 2017- **Mr. Tuson made a motion to approve the minutes as written. Mr. Pearl seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Roy Merrill-yes, Howard Pearl-yes Earl Tuson-yes. Unanimous – APPROVED.**

Discussions:

- Jon Hoagland 430 Lower Ridge Road- Mr. Hoagland approached the board to discuss building a duplex on his property. Mr. Hoagland explained that he currently rents out his house. Mr. Hoagland would like to build a duplex on his property. Mr. Tuson explained there is an RSA that covers accessory dwelling units and that Mr. Hoagland should look into these guidelines.
- Peter Parisey, car dealership 73 NH Route 129- Mr. Parisey approached the board to discuss if he needed a special exception to run a car dealership out of a garage bay at Harry O's electric. There is currently a special exception in place for a car dealership in a different garage bay. Mr. Lizotte said he would have to apply for a special exception because the special exception that is currently in place is specific to a different garage bay. Mr. Lizotte said it would be best that Mr. Parisey also go back to planning board next month.

Public Hearings:

- Application #Z-17-5, NHMS &
- Application #Z-17-6, NHMS- Chairman Lizotte opened both applications for NHMS and brought up the topic of regional impact. **Mr. Merrill made a motion to declare these applications Regional Impact. Mr. Pearl seconded the motion. All in favor.** Chairman Lizotte stated this now has been declared regional impact **Mr. Pearl made a motion to table the meeting until June 25th. Mr. Tuson seconded the motion. All in favor.** Chairman Lizotte said the meeting will be continued at the June 22th meeting at the new building at 55 South Village Road in Loudon at 7PM. Chairman Lizotte said that a letter will be sent to NHMS and the affected communities will be notified.
- Application #Z17-9, Carolyn Dudley- Carolyn Dudley presented a variance application for an additional sign at 846 NH Route 106 North in the C/I district. Carolyn Dudley explained her existing sign is hard for people to see. This sign will have a cow on top of it and a flower bed around it. The board discussed the size and square footage of the sign. Mr. Tuson said it looked to be about 60 square feet of signage. Chairman Lizotte and Mrs. Dudley went through the application. Mr. Tuson pointed out that the article is missing and should be article 5 and section 501.1, also on page 5 it asks to answer A or B. Mrs.

Dudley said A should be answered A, beautification of the property. Mr. Tuson said that allowing a second sign on this property opens up for other businesses to also be allowed an additional sign. Mr. Tuson said the sign that is currently in place is smaller than what the zoning ordinance allows and they could possibly remove that sign and create this new sign. Mr. Aznive agreed that allowing an additional sign opens this up for other businesses. Mr. Pearl also expressed he did have concern about allowing this and that it is on a long straight away so is visible. Mrs. Dudley said it may seem to be a straight away but it is on a curve and the traffic is fast. Chairman Lizotte said maybe removing the old sign and putting the new sign in a better spot. Chairman Lizotte questioned doing a site walk on the property. **Mr. Tuson made a motion to perform a site walk and postpone the hearing until the June 22nd meeting. Mr. Merrill seconded the motion. All were in favor.** The board scheduled a site walk for Monday June 5th at 9:00am.

- **Application #17-7, Loudon DG LLC,-** Variance for reduced parking at Map 21 Lot 16-1, C/I district. **Application #17-8, Loudon DG-** Special Exception to encroach on wetlands at Map 21 Lot 16-1, C/I district. The two applications were presented by Austin Turner of Bohler Engineering, also present was Patrick from the Scotty Development that is the entity that has interest in the property. Scotty development is in agreement with Dollar General for this property. Mr. Turner wanted to state what this store is because of the misconception that items are a dollar but it is more like a general store. Mr. Turner explained that this property is 7.4 acres and dollar general has an agreement to purchase 4 acres and a subdivision will happen with the planning board and there is a current leach field planned for the separate lot. Mr. Turner said the parking they would like to use is 30 spaces and the ordinance requires 54 spaces. Mr. Turner went over a traffic study was done and at the peak 2 hour time period there were 62 vehicle trips, he also went on to explain a trip is counted as a car entering and exiting is a second trip so 31 cars during the peak 2 hour time period. Mr. Turner explained that there is no need to require more parking spaces and disturb vegetation further. Mrs. Tuson was present in the audience and asked what about the future of this property if dollar general is no longer there in 5 years and a McDonalds or some other use goes in there won't be enough parking. Mr. Turner said if another business goes in there will be a change of use. Mr. Pearl explained that the variance for parking would stay with the property and shares the concerns about a deduction in parking. Mr. Pearl asked if they could move the project slightly north and maybe have 45 spaces. Resident Lisa Laughlin of old shaker rd questioned the 30 spaces being enough due to needing employee spaces and handicap spaces as well as access to 106. Resident Jeff Green said he has been to many family dollars and they all have similar parking and he has not seen any issue. Mr. Turner explained the wetlands were already disturbed in 2005 when the property owner got approval and what they are looking to do now is more landscaping and the building won't encroach in the wetland buffer. Abutter Shane Perish said he has an issue with doing anything near the wetlands. Mr. Perish said this area was disturbed 10 years ago. Mr. Tuson said the map shows a tree line and are they planning on doing any work beyond that treeline. Mr. Turner said they are not. Mr. Turner said there has been a study done by a wetland scientist. Mr. Perish said he would prefer that the state of NH do a wetland test. Mr. Tuson asked Mr. Perish to show where he believes the wetland is. Resident Jodi Doody expressed concern of the driveway on 106 and thinks this is very dangerous. Shane Perish said this business will put small town businesses out of business. Mr. Tuson explained that this is a permitted use in this district and the board can't pick and choose what business goes into that location. Stanley Prescott questioned once the subdivision is done how will the other property access 106. Mr. Turner said there is still things that need to be worked out with DOT but they do have deeded access to 106. Mr. Pearl asked about an

easement to access the property by way of fox pond plaza. Michael O'brien explained that yes you can. Chairman Lizotte said the board needs to do a site walk and look at the property and would like to invite the planning board as well. Mr. Prescott asked about moving the project to the north. **Mr. Tuson made a motion to perform a site walk and postpone the hearing until the June 22nd meeting. Mr. Pearl seconded the motion. All were in favor.** The board scheduled a site walk for Monday June 5th at 9:45am.

Board Discussion: None

Adjournment:

Mr. Pearl moved to adjourn the meeting at 8:58 pm; seconded by Mr. Tuson. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant