

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
OF NOVEMBER 14, 2005

2006 ZONING ORDINANCE WORKSHOP

I. CALLED TO ORDER AT 6:45 P.M.

Planning Board Vice Chairman Tom Dow called this workshop to order at 6:45 p.m.

II. ATTENDANCE:

Planning Board – Tom Dow, Vice Chairman; Clem Lyon, Tom Moore, and Stanley Prescott.

Zoning Board – Roy Maxfield, Chairman; Ned Lizotte, Vice Chairman; Roy Merrill, and Dave Powelson.

Selectmen & Planning Board Ex-Officio – Dustin Bowles

Conservation Commission – Julie Robinson

Central New Hampshire Regional Planning Commission – Lucy St. John

Public – Pauline Touzin

III. DISCUSSION:

1. Open Space Regulations - Tom Dow stated the open space committee received comments from Lucy St. John and Town Council, Bart Mayer, and have decided to go ahead and amend both the Zoning Ordinance and Land Development Regulations. Lucy St. John stated it is great to get the ZBA's input at this point and added the Board could call these developments cluster or open space. Ms. St. John stated the word cluster is used in New Hampshire but the principal of how they are used is different from the actual meaning of the word. Mr. Dow stated the term cluster raises too many questions and the Board calls them open space. Ms. St. John asked why the Board put the 100 acre requirement in. Dustin Bowles stated 10 acre parcels don't preserve space and they needed a starting point. Julie Robinson added they may be too cautious but 25 acre or less parcels in town are marginal at best. Ms. St. John stated a definition of buildable area should be in the Zoning Ordinance and added she can make a suggestion for a definition. Ms. St. John stated the definition can exclude wetlands, steep slopes, right-of-ways and easements. Julie Robinson stated developers use open space for the land they couldn't use anyway. Mr. Bowles stated the idea is to allow no more houses than a conventional plan would yield. Ms. St. John stated if the Board adds the provision to show a conventional yield they need to describe the amount of detail required to

derive at that yield. Ms. Robinson stated both developers who have come through with open space have taken advantage of our regulations. Ms. St. John stated if a developer violates the zoning regulations the Board can pursue them through the court system. Ned Lizotte asked what could be imposed on the developers; what kind of provisions are out there. Ms. St. John stated the Board can send their plans out for review and bill the applicant for these services. Mr. Lizotte asked if a developer comes in and the plans are reviewed but the Board misses something where is the accountability. Stanley Prescott stated the Board needs to have site walks. Ms. St. John asked the Board if the 150' setback is around the houses or the parcel. Roy Merrill stated around the houses. Ms. St. John read Zoning Ordinance section 205. Mr. Merrill stated the original intent of open space was to have it only in the AFP district. Ms. St. John stated this section will need revising. Roy Maxfield stated all open space sections in the Zoning Ordinance and Land Development Regulations will have to be removed and replaced with these new regulations in the Zoning Ordinance. Mr. Maxfield added this will have to be one ballot item. Ms. St. John stated she recommends the changes be reviewed with town council. Tom Moore stated they are trying to preserve trail systems. Ms. St. John stated the Board should state that in their regulations. Ms. St. John stated regulations 4a and 6 can be combined. Pauline Touzin asked Ms. St. John if she knows of any towns we could model our regulations off of. Ms. St. John stated she does not know of any that stands out. Mr. Merrill asked if Ms. St. John works for all these towns why can't she come up with one that works. The group discussed rural character and open space. Ms. St. John stated she will use what the Board has done and come up with a definition of open space. Mr. Dow stated they would like to keep section 401.1 in the Zoning Ordinance but remove everything else. Ms. St. John stated section 23.7 of the Land Development Regulations is not a function of the Planning Board and needs to be in the Zoning Ordinance.

2. Driveways – The group concurred there are no problems with the driveway regulation request but the language needs to be clarified. Ms. St. John will work on this. Ms. St. John stated the Planning Board can make developers show the driveway slopes on their plans.
3. Roy Maxfield stated the Zoning Board has no amendments to the Zoning Ordinance this year and is agreeable with the Planning Boards recommendations.

The next workshop is scheduled for Tuesday, December 6, 2005 at 6:30pm.

IV. ADJOURNMENT:

A motion to adjourn was made by Stanley Prescott at 8:45 p.m., seconded by Ned Lizotte. All were in favor.

Respectfully submitted,

Tammy Davis
Administrative Assistant