

Loudon Zoning Board of Adjustment
Meeting Minutes
November 28, 2016

Present:

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Roy Merrill, Earl Tuson, Charlie Aznive and alternate George Saunderson

Minutes: Mr. Tuson made a correction to the minutes regarding the present line, at the beginning of the meeting Mr. Lizotte was still Vice Chairman and Mr. Aznive was an alternate. Before public hearings took place Mr. Lizotte appointed Mr. Aznive a voting member that was not indicated. When voting on Mr. Pearl to be Vice Chairman the minutes indicated all were in favor but Mr. Pearl abstained. Mr. Merrill made a motion to approve the minutes with the changes; seconded by Mr. Pearl; all were in favor.

Discussions:

- **Mark Plantier & Joe Bowie** – Mr. Plantier and Mr. Bowie approached the Board to discuss property they own on Bumfagon road Map 52 Lot 5-1. The property is a total of 239.09 acres and they are looking to subdivide the parcel. Beth Kingsley is the buyer who approached the Board in the October meeting. Once subdivided into 2 parcels, one will have the required road frontage and 1 will have only 69 feet of road frontage. They came into the meeting with a plan for a road to create road frontage. Mr. Merrill explained to them that they need to present this to the planning board not zoning board. Chairman Lizotte asked if this road is only being created for a single house then instead make this a driveway and pointed out a house lot they did not require road frontage for. Mr. Pearl said those conditions were different as the lot was already existing and in this case the lot is being subdivided to form the non conforming lot.

Public Hearings:

- **Application #Z-16-19, John & Carolyn Carr**– Special Exception for installation of 1000 gallon propane tank, AFP District, Map 43, Lot 5. John & Carolyn Carr approached the board to discuss allowing a 1000 gallon propane tank on the property, abutters Joe Bowie and Mark Plantier were present. Mr. Tuson pointed out they were missing the article number 205.6 on the front of the application as well as for question 1. Chairman Lizotte read the application questions and Mr. Carr answered. Mr. Carr stated they were unaware of the need for a special exception until Code Enforcement informed them. Code Enforcement inspected and approved the tank. **Mr. Merrill made a motion to approve the application. Mr. Tuson seconded the motion. A roll call was taken. Charlie Aznive- yes, Earl Tuson-yes Ned Lizotte-yes, Roy Merrill-yes, Howard Pearl-yes. Unanimous – APPROVED.**

Board Discussion:

- Mr. Lizotte spoke to the Board about elections for Board members. Mr. Aznive last month was voted to fill in Mr. Powelson's term and that will be up in March. Mr. Lizotte asked Mr. Aznive if he would plans on running to be a member. Mr. Aznive is planning on running to be a full time member. Mr. Aznive said the board should have an additional alternate.

- Mr. Tuson spoke about last month's meeting and the board's rules and procedures. Currently in the Zoning Board's rules there is nothing stating that an alternate can make any motions or participate in discussions. Mr. Tuson feels that there should be something added stating that an alternate can participate in discussions. The Board agrees that an alternate should stay a nonvoting member. Mr. Tuson also brought up that there aren't any rules regarding if a member can no longer serve their term. Mr. Tuson said there should be an amendment added to cover this. Last month's meeting members were voted into positions; Chairman, Vice Chairman and Member, in the rules it doesn't state that the Board members can vote on this matter. An amendment needs to be presented to the Board and discussed in two meetings then voted on in the third meeting. Mr. Tuson will write up a proposed amendment to present to the Board.

Adjournment:

Mr. Merrill moved to adjourn the meeting at 7:55 pm; seconded by Mr. Pearl. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant