

**TOWN OF LOUDON, NEW HAMPSHIRE**

**COPY**

**PLANNING BOARD MINUTES  
OF NOVEMBER 20, 2006**

**2007 ZONING ORDINANCE WORKSHOP**

**1. Meeting called to order at 6:05 PM by Chairman Tom Dow.**

**2. Attendance:**

Planning Board – Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway

Zoning Board – Chairman Dave Powelson, Roy Merrill, Ned Lizotte, Howard Pearl

Selectmen - Dustin Bowles

Conservation Commission – Julie Robinson, Colin Cabot

Public – Steve Jackson, Raymond Cummings

**3. Discussion:**

- ◆ Public Notice-700.3.7-It was mentioned that there was an article at town meeting a number of years ago that defined where notices are to be posted. The article covered any public notices, whether they are for the Board of Selectmen, Zoning, Planning, etc. Dave Powelson said notices should be where it is said they are posted. The secretary is to research the article in question. Steve Jackson suggested using the town website as another place to post public notices. Dave Powelson said the ordinances should agree with the warrant article.
- ◆ Wetlands Conservation District-301.5 & 301.6-It was noted that provisions are fairly clear for special exceptions in wetlands but one can't really do anything in the buffer area; buffers appear to be almost more restrictive than wetlands. Julie Robinson said the intent of the buffer was to protect the wetlands. She said the Conservation Commission recommended the 75 foot buffer to prevent development encroaching little by little on the wetlands. It was agreed that this section should be looked at closely and clarified. There was discussion about a couple of recent subdivision applications that involved wetland areas and how they were handled. Julie said they are not trying to stop developers from using their land, just asking that they use caution. There was discussion about the purpose of this 'district'. Julie asked that this item be deferred to another meeting when Jessica Storey could attend and present the Commission's rewrite of the section.
- ◆ Two Uses on One Property-Dave Powelson asked if this should be clarified in the Ordinance. He referred to having a business and residence on the same property (different from home occupation), saying it has always been said that this can not be done but is not sure where it is in the Ordinance. Bob Ordway spoke of the history of this issue, saying they have always adopted the policy that both can not be done. He said the identifying zone takes precedence unless it was there before zoning was in effect. Dave Powelson said he wanted to mention it, see if it is thought to be an issue, and address it to

make it better if so. Discussion covered examples of properties in town with businesses and residences.

- ◆ Section 700.1-Should say “elected” for 3 years; not appointed.
- ◆ Section 700.2-Should be appointed by “Zoning Board of Adjustment”; not Selectmen
- ◆ Section 206-It was suggested to add “Contractor/Construction Services” under 206.2 permitted uses, using (M) which was deleted in 2005. This was brought up after a question was received from Roy Buttrick about putting his business on Route 106 in the C/I District. It was discovered at that time that there were no provisions for such businesses. There was discussion whether this should be a permitted use or by special exception.
- ◆ Wetlands-Colin Cabot of the Conservation Commission (CC) arrived and presented a hand-out of a basic rewrite of the wetlands district and buffer sections. He said they have combined the two, making it clearer for developers and more consistent. Colin went over the different points of the hand-out. Julie Robinson said when the CC formed the buffer from the shore land protection act it was meant for buffer cutting protection. There was discussion about the definition of exceptional functional value, replacing the current shore land protection wording, and the best way to present this matter to voters. Julie said the reason this subject is back is because the CC cited the shore land protection act; they want this to be a 25 foot no-touch zone and the next 50 feet be a 50% basal area with no stumps removed. She is concerned about losing the buffer regulations. Roy Merrill said they could lose them if they keep the 14 points in the rewritten article. Stan Prescott said he feels it would be alright by deleting the reference to the shore land protection act but thinks it would fail if inserting the full verbiage. It was agreed that this needs to be made clear to voters. It was suggested that they define wetland and buffer and give the permitted uses. Mr. Cabot and Mrs. Robinson will come to the next meeting with something simpler.
- ◆ Accessory buildings-There was lengthy discussion about accessory buildings, the definition, the fact that they are not allowed yet that is not found in the Ordinance, why they are not allowed, and suggested different terminology to use in place of ‘accessory’. Everyone was asked to come back with definitions and suggestions.

The next meeting was scheduled for Wednesday, December 6, 2006 at 6pm. Availability of the community building will be verified and notices sent to all members.

Dave Powelson suggested that the boards might want to look at the growth ordinance and determine if the percentage is still appropriate.

The Planning Board members discussed the agreement with Central New Hampshire Regional Planning Commission to upgrade the Land Development Regulations. Because there has been no work done on the project at this point and there appears to be continuous delays it was agreed to terminate the agreement. *Motion to terminate the contract with CNHRPC was made by Dustin Bowles; seconded by Stanley Prescott. All were in favor.*

A motion to adjourn at 8:45pm was made by Tom Moore; seconded by Stanley Prescott. All were in favor.

**Respectfully submitted,**

**Donna White**

