

TOWN OF LOUDON, NEW HAMPSHIRE

COPY

**PLANNING BOARD MINUTES
OF DECEMBER 21, 2006**

2007 ZONING ORDINANCE WORKSHOP

1. Meeting called to order at 6:00 PM by Chairman Tom Dow.

2. Attendance:

Planning Board – Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Gary Tasker, Henry Huntington, Bob Ordway, ex-officio Dustin Bowles

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

Conservation Commission – Julie Robinson

Public – Steve Jackson

3. Minutes of December 6, 2006 workshop:

Dave Powelson made a motion to accept the minutes as presented. Tom Moore seconded the motion. All were in favor.

4. Discussion:

- ◆ Steep slopes-Roy Merrill, Roy Maxfield, and Dave Powelson submitted suggestions to address steep slopes. Roy Maxfield asked that his suggestion be removed as the others adequately address the matter. He suggested that something be added to Mr. Powelson's that would address the area of steep slopes in a given situation. Mr. Merrill's suggestion would take the steep slope grade back to 25% as it reads in the Land Development Regulations. Stan Prescott suggested that the grade be left at 20% but put something in to address area. He recommended that any area up to 2500sf be exempt from the ordinance and any area of 2501sf up to 10,000sf be permitted by special exception. Roy Maxfield suggested that the 2500sf exempt area and the 2501sf up to 10,000sf by special exception be added to Mr. Powelson's submission as this would give the applicant some relief.

Section 302.3-Permitted Uses-Dave Powelson suggested adding **D. Driveways**. He talked of requiring an adequate Storm Water Pollution Prevention Plan as used by the EPA. There was also discussion of septic systems being built in steep slopes or creating steep slopes. It was suggested that this be added as **E. Septic Systems**.

Howard Pearl noted that there are no provisions for agriculture in steep slope districts. He stated that he would like to see Section 301.4 B incorporated into the steep slope section. It was agreed that this would be added as **F**.

- ◆ Wetlands Conservation District-Julie Robinson reviewed the most recent re-write that the Conservation Commission submitted. There was discussion about the changes, being able to cross the buffer with a driveway, and the different options to be presented. It was

decided that the simpler version would have the best chance of being accepted. It was also decided to submit a separate amendment that would simply add buffers and other wetlands to the existing Section 301.5. Howard Pearl noted that there seems to be some contradiction between Section 301.4 B and Section 301.6.3 with regard to fertilizers, pesticides, and herbicides. Steve Jackson suggested some housekeeping articles to clarify any problem areas. It was decided that housekeeping articles would include adding reference to RSA 482-A to Section 301.1 and removing reference to Shoreland Protection Act, Chapter 483-B:5 (2) in Section 301.6.3.

- ◆ Section 700.2-all were in favor of deleting “The Selectmen” and replacing with “The Zoning Board of Adjustment”
- ◆ Section 700.3.1 through 700.3.7-all were in favor of removing this section from the Zoning Ordinance. These are ZBA rules of procedure and were incorrectly added to the Ordinance.
- ◆ Section 703.2-all were in favor of the change to Public Notice. The secretary will verify if a certain number of posting locations must be listed and will also verify the wording for the number of days.
- ◆ Section 700.1-all were in favor of deleting “appointed” and replacing with “elected”
- ◆ Section 206.2-all were in favor of adding “Contractor/Construction Services” to the list of permitted uses
- ◆ Section 208.3 -Two options were provided to address corner lot setbacks. All were in favor of the second option by adding “C. On a corner lot, setbacks on all roads shall be equal to the front setback of the district, with remaining setbacks equal to the side setback.”
- ◆ Section 204.3 and Section 205.3-All were in favor of adding to the list of permitted uses by special exception: “Accessory buildings can be built prior to the dwelling provided that applicant is on the building permit list”.

A public hearing was scheduled for Thursday, January 18, 2007 at 6pm prior to the regular Planning Board meeting.

The workshop adjourned at 7:00pm to allow the Planning Board to move into its regular meeting.

Respectfully submitted,

Donna White