

Town of Loudon, New Hampshire
Zoning Amendment Public Hearing
January 18, 2024

Attendance:

Planning Board: Forrest Green, Josh Pearl, Chairman Jeff Green, Vice Chair Danielle Bosco, Ex-Officio John Storrs, Alichia Kingsbury
Zoning Board of Adjustment (ZBA): Alvin See

The Board held a Public Hearing to review the proposed Zoning Amendments for the 2024 election on March 12, 2024, and to determine which amendments would be moved to the ballot. Chairman Jeff Green called the Public Hearing to order at 6:04 PM.

Chairman Jeff Green read Amendment No. 2024-01.

Are you in favor of the adoption of **Amendment No. 2024-01** as proposed by the Planning Board for the Loudon Zoning Ordinance to:

amend Article II Section 204.3(N) by deleting the words in strikethrough, as follows:

Accessory buildings may be built before the dwelling provided that the applicant has a current ~~is on the~~ building permit list. ~~Adopted 2007~~

Forrest Green made a motion to move Amendment No. 2024-01 to the ballot. The motion was seconded by Vice Chair Danielle Bosco. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-02.

Are you in favor of the adoption of **Amendment No. 2024-02** as proposed by the Planning Board for the Loudon Zoning Ordinance to:

amend Article III Section 301.4(B) 1. by deleting the words in strikethrough and adding the words in underline, as follows:

Forestry and tree farming, using Best Management Practices Erosion Control on Timber Harvesting Operations in New Hampshire ~~(April 1996)~~ (April 2016 and as amended).

Vice Chair Danielle Bosco made a motion to move Amendment No. 2024-02 to the ballot. The motion was seconded by Alichia Kingsbury. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-03.

Are you in favor of the adoption of **Amendment No. 2024-03** as proposed by the Planning Board for the Loudon Zoning Ordinance to:

amend Article III Section 301.4(B) 2. by deleting the words in the strikethrough and adding the words in underline, as follows:

Agriculture, including grazing, crop production and the construction of fences, using Best Management Practices for Agriculture ~~(July 1993—Amended September 1998)~~ (July 2017 and as amended) provided that such use does not cause significant increases in surface or groundwater contamination by pesticides or other toxic or hazardous substances and that such use will not cause or contribute to soil erosion.

Alichia Kingsbury made a motion to move Amendment No. 2024-03 to the ballot. The motion was seconded by John Storrs. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-04.

Are you in favor of the adoption of **Amendment No. 2024-04** as proposed by the Planning Board for the Loudon Zoning Ordinance to:

amend Article III Section 301.4(B) 4. by deleting the words in strikethrough and adding the words in underline, as follows:

Conservation areas and nature trails using Best Management Practices for Erosion Control During Trail Maintenance and Construction [~~1994 update 1996~~] (January 2017 and as amended).

Forrest Green made a motion to move Amendment No. 2024-04 to the ballot. The motion was seconded by Alichia Kingsbury. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-05.

Are you in favor of the adoption of **Amendment No. 2024-05** as proposed by the Planning Board for the Loudon Zoning Ordinance to:

amend Article V Section 502.1 by adding as underlined, the bullet heading “L” as follows:

“L. Permitted minor home occupations include, but are not limited to the following:”

Forrest Green made a motion to move Amendment No. 2024-05 to the ballot. The motion was seconded by Vice Chair Danielle Bosco. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-06.

Are you in favor of the adoption of **Amendment No. 2024-06** as proposed by the Planning Board for the Loudon Zoning Ordinance to:

amend Article V Section 502.1 11. by deleting the word in strikethrough and adding the word in underline, as follows:

“11. Family daycare home involving not more than ~~three~~ four children”

Alichia Kingsbury made a motion to move Amendment No. 2024-06 to the ballot. The motion was seconded by Forrest Green. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-07.

Are you in favor of the adoption of **Amendment No. 2024-07** as proposed by the Planning Board for the Loudon Zoning Ordinance as follows:

amend Article V Section 502.2 11. by deleting the word in strikethrough and adding the word in underline, as follows:

“Daycare facilities caring for more than ~~three~~ four children”

Forrest Green made a motion to move Amendment No. 2024-07 to the ballot. The motion was seconded by Alichia Kingsbury. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-08.

Are you in favor of the adoption of **Amendment No. 2024-08** as proposed by the Planning Board for the Loudon Zoning Ordinance to add a definition of “Kennel” to the definition section as follows:

“The establishment or domicile of any person who sells dogs at wholesale or retail; and, if retail, who sells or transfers 10 or more litters per year, or sells or

transfers 50 or more puppies per year; or who derives 40 percent or more of gross annual income from the sale or transfer of dogs”

Alicha Kingsbury made a motion to move Amendment No. 2024-08 to the ballot. The motion was seconded by Josh Pearl. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-09.

Are you in favor of the adoption of **Amendment No. 2024-09** as proposed by the Planning Board for the Loudon Zoning Ordinance to add an Article V Section 505.2 A 5 as follows:

In granting a special exception, the Zoning Board shall impose a requirement that any new telecommunications tower will reserve a 12 (twelve) foot section of the top 50% (fifty percent) of the tower to be used by public safety telecommunications needs for the Town of Loudon in, and in addition, provide space in any auxiliary structure erected to house and provide a climate controlled constantly electrically powered area for public safety telecommunications equipment.

Josh Pearl made a motion to move Amendment No. 2024-09 to the ballot. The motion was seconded by Vice Chair Danielle Bosco. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-10.

Are you in favor of the adoption of **Amendment No. 2024-10** as proposed by the Planning Board for the Loudon Zoning Ordinance to:
amend Article V Section 502.2 by adding, as underlined, the bullet heading “I” as follows:

“I. Major home occupations requiring a special exception include but are not limited to the following:”

Josh Pearl made a motion to move Amendment No. 2024-10 to the ballot. The motion was seconded by Alicha Kingsbury. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-11.

Are you in favor of the adoption of **Amendment No. 2024-11** as proposed by the Planning Board for the Loudon Zoning Ordinance to:
amend Article VII Section 701.3 (1) by adding the underlined words “Article V”, as follows:

“The special exception is specifically authorized by Article II, Article III, or Article V of this Ordinance.”

Alicha Kingsbury made a motion to move Amendment No. 2024-11 to the ballot. The motion was seconded by Forrest Green. All in favor, the motion carried.

Chairman Jeff Green read Amendment No. 2024-12.

Are you in favor of the adoption of **Amendment No. 2024-12** as proposed by the Planning Board for the Loudon Zoning Ordinance as follows:

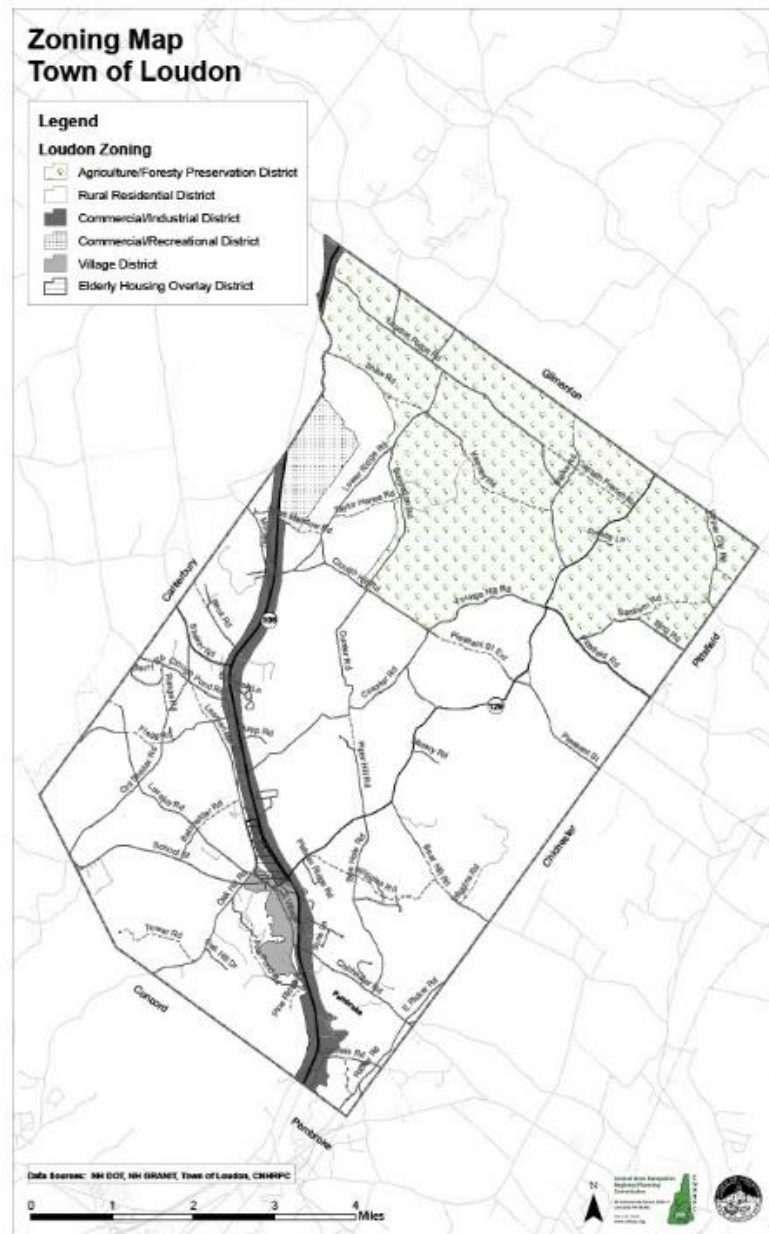
Amend Article II by:

Creating section 201.5 and adding Zoning Map from CNHRPC.

Deleting existing maps.

Moving the Table of Dimensions after the updated map in 201.5.

Josh Pearl made a motion to move Amendment No. 2024-12 to the ballot. The motion was seconded by Vice Chair Danielle Bosco. All in favor, the motion carried.



Chairman Jeff Green read Amendment No. 2024-13.

Are you in favor of the adoption of **Amendment No. 2024-13** as proposed by the Planning Board for the Loudon Zoning Ordinance as follows:

Remove Section 507 in its entirety and

Replace with a new Section 507 as necessary to comply with requirements of the National Flood Insurance Program which will:

Add Zone AE

Amend definitions

APPROVED

Add a Regulatory Floodway

Forrest Green made a motion to move Amendment No. 2024-13 to the ballot. The motion was seconded by Alichia Kingsbury. All in favor, the motion carried.

Conclusion

Chairman Jeff Green closed the public hearing at 6:27 PM.

Respectfully submitted,
Lindsey Roy, Administrative Assistant