

Town of Loudon, New Hampshire  
Planning Board Public Hearing Minutes  
February 15, 2024

Chairman Jeff Green called the meeting to order at 7:01 PM.

**Attendance:** Forrest Green, Josh Pearl, Chairman Jeff Green, Ex-Officio John Storrs

Vice Chair Danielle Bosco, Alica Kingsbury, Marilyn Whitten, and Alternate Bill Taranovich were not present.

**Acceptance of Minutes:**

January 18, 2024, Zoning Amendment Public Hearing Minutes –

**Forrest Green made a motion to approve the Zoning Amendment Public Hearing minutes. The motion was seconded by Josh Pearl. All in favor, the motion carried. The minutes were approved.**

January 18, 2024, Regular Meeting Minutes –

**Josh Pearl made a motion to approve the Regular Meeting Minutes. The motion was seconded by John Storrs. All in favor, the motion carried. The Regular Meeting Minutes were approved.**

**Conceptual Consultation:**

Members of the NH Consistory, Gary Roy and Don Menzella, appeared before the Board to discuss the property they recently purchased on Map 20 Lot 100 on the corner of Route 106 and Chichester Road. The land has been fully surveyed. They have received special exceptions from the ZBA for the use of the property as a fraternal meeting house and for the reduced side setback for a driveway. They met with Eversource to discuss power to the property. They were concerned that a zoning line ran through the property. The Board and the members discussed frontage definitions, setback from residential properties, parking, fire suppression (which was directed to the Fire Department), dark sky compliant lighting, and signage.

**Board Discussion & Correspondence**

Chairman Jeff Green discussed an email regarding Lef farms received from a Canterbury resident. The correspondence will be put on record.

Chairman Jeff Green discussed a letter from Mark Whittemore that was received in the office. There was not much the Board could do. The correspondence will be put on record.

Chairman Jeff Green discussed a letter received from Jon Rokeh on behalf of the BFA Charter School in response to the letter sent to them after the January meeting. The Change of Use approval had expired on January 15, 2024. The school is anticipating opening for students at the Chichester Road location on February 21, 2024.

**APPROVED**

**Report of the Next ZBA Meeting:**

#Z23-36 Osborne – Map 21 Lot 11 – Rehearing

#Z24-04 Muzzey – Map 33 Lot 03 - Special Exception for a reduced front setback

#Z24-05 Muzzey – Map 33 Lot 03 - Special Exception for an ADU

#Z24-06 Hague – Map 53 Lot 7-1 - Variance

**Adjournment:**

**John Storrs made a motion to adjourn the meeting at 7:48 PM. The motion was seconded by Forrest Green. All in favor, the motion carried.**

Respectfully Submitted,  
Lindsey Roy  
Administrative Assistant