Meeting called to order at 6:00 p.m. by Chair Alice Tuson.

Attendance: John Storrs, Jeremy Minery, Henry Huntington, Alice Tuson-Chair, Bob Cole-Vice-Chairmen, Exo-Officio Jeff Miller.

In the audience was Todd Phelps, a member of the Loudon Zoning Board of Adjustment. There were no other members of the general public present.

Chair Tuson explained the purpose of this public hearing. She read the proposed amendments in the following order:

Are you in favor of the adoption of Amendment 2020-1 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Add 208.10: A commercial solar farm may be allowed by special exception and with a site plan review? Reason: Not currently allowed in any zoning district.

Henry Huntington asked what makes a solar farm, is it a certain number of panels? Chair Tuson replied, Not, at this point, the board is just trying to distinguish between residential and commercial. A brief discussion took place as this is just a starting place for future discussions. Bob Cole made a motion to approve Amendment 2020-1 for placement on the ballot, Jeff Miller seconded the motion. All in favor. The amendment is moved to the ballot.

Are you in favor of the adoption of Amendment 2020-2 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Add to Appendix- Definitions--- Junkyards: As defined by NH RSA 236:112? Reason: The Zoning Ordinance currently does not define junkyards.

A brief board discussion took place as this is the way the state of NH defines junkyards and the town of Loudon is adopting the same definition. Henry Huntington made a motion to approve Amendment 2020-2 for placement on the ballot, Jeremy Minery seconded the motion. All in favor. The amendment is moved to the ballot.
Are you in favor of the adoption of Amendment 2020-3 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Add 508: B.8---Fire cistern construction shall be completed and accepted by the Town prior to the issuance of a building permit (NFPA 1-16.4.3.1.3).

Reason: To clarify when the construction of a fire cistern must occur in new 4-lot subdivisions.

There was a brief board discussion on whether to write the amendment as Fire cistern construction shall be completed and accepted by the Town prior to the issuance of a certificate of occupancy instead of building permits. Mr. Miller noted that during the workshops Fire Chief Blanchette was concerned if you have 3 homes built and there is no one living in them and they catch fire there is nothing to put out the fire if we wait for the cistern to be allowed until all the houses are built and get a certificate of occupancy. The board members agreed to leave the amendment as written. Henry Huntington made a motion to approve Amendment 2020-3 for placement on the ballot, John Storrs seconded the motion. All in favor. The amendment is moved to the ballot.

The public hearing ended at 6:30 p.m.

Submitted by,

Karen Hayes
Administrative Assistant