

Loudon Zoning Board of Adjustment
Meeting Minutes
March 28, 2019

Present:

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Earl Tuson, Roy Merrill, Charlie Aznive and alternates Peter Pitman and Dennis Jakubowski

Minutes:

Regular Hearing December 27, 2018 Mr. Tuson made a correction to Mrs. Tuson should be Mr. Tuson. **Mr. Pearl made a motion to approve the minutes with the corrections. Mr. Tuson seconded the motion; All in favor. APPROVED.**

Discussions:

None

Public Hearings:

Mr. Merrill recused himself.

Chairman Lizotte appointed Mr. Pitman a voting member.

Application #Z19-01 NHMS- Variance for Extension of Music Festival, Map 61 Lot 6 & 9, Map 52 Lot 15 and Map 51 Lot 18, C/R District- David McGrath approached the Board to request an extension on both the Special Exception and Variance for the Music Festival. Mr. McGrath said because the applications were in the court there wasn't enough time to hold an event in 2019. Mr. McGrath said that 2020 they will hold a festival. Mr. McGrath said Matt Goslant VP of Operations as well as Attorney's for NHMS are here to answer any questions. Mr. Aznive said this is just to extend what was already approved. Mr. Pearl asked how long in advance this would need to be booked. Mr. McGrath said 8-10 months in advance. Mr. Tuson questioned if this is just an extension for time and nothing else has changed. Mr. McGrath said everything is same it just gives them more time. Chairman Lizotte said that Town Counsel said that NHMS was within its rights to move forward. Mrs. Parent provided information for Board members that explains extending applications. Chairman Lizotte asked for any public comment. Chairman Lizotte closed the meeting to the public and opened it to the Board only. **Mr. Pitman made a motion to approve the application of 2 year extension; Seconded by Mr. Aznive. A roll call vote was taken, Mr. Pitman-yes, Mr. Pearl, Mr. Lizotte- yes, Mr. Tuson- yes, Mr. Aznive-yes. All in favor. Approved.**

Application #Z19-02 NHMS- Special Exception for Extension of Music Festival, Map 61 Lot 6 & 9, Map 52 Lot 15 and Map 51 Lot 18, C/R District- Mr. McGrath said this is the same case where they need the extension to hold the music festival in 2020. Chairman Lizotte opened up the public hearing to members of the public. Chairman Lizotte closed the public hearing and opened it to the Board only. **Mr. Aznive made a motion to approve the application of 2 year extension Seconded by Mr. Pitman. A roll call vote was taken, Mr. Pitman-yes, Mr. Pearl, Mr. Lizotte- yes, Mr. Tuson- yes, Mr. Aznive- yes. All in favor. Approved.**

Mr. Merrill returned to the Board.

- **Speedway Museum-** Deputy Bill Lake approached the Board to discuss the Speedway Museum having another sign located on the rear of the building. Mr. Lake said he was unsure if this would be allowed as it is an additional sign and it goes over the square footage limit. Mr. Pitman said this sign will be on private property and not visible to the public. Mr. Aznive said he agreed that this was a private sign. Mr. Tuson said that in the Ordinance it talks about the front and sides of buildings. Mr. Tuson said it did believe it fell under 501.2 B. Mr. Pearl questioned if there was a sign that said receiving pointing out back or a sign at his sugar shack would they need a permit. Mr. Tuson said they were getting into the definition of a sign. Mr. Merrill said NHMS has signs up all over the property. Tom Blanchette was present in the audience and said if they start monitoring signs on the rear of buildings they would be there a lot for NHMS. Mr. Blanchette said he always took the sign regulations as facing a public way. Mr. Tuson said this sign faces people that are not currently at the museum where as a sign on a farm pointing toward the sugar shack is showing people that are already there. Mr. Tuson said signs on your own property telling them where to go are much different then attracting additional customers. Chairman Lizotte questioned if people park in the rear of the building. Mr. Blanchette said day to day operations they park out front but for major events at the speedway access to the rear is open. Mr. Blanchette said they operate their credentials out of that building and it is a benefit to them to have the building marked. Mr. Merrill said you have to keep in mind this is not a separate piece of land it is owned by NHMS. Chairman Lizotte said this would be good to add to the Zoning Ordinance. The majority of the Board agreed that a Special Exception is not required.

Board Discussion:

- Election of Officers- Chairman Lizotte said Mr. Saunderson has stepped down and Mr. Jakubowski is also stepping down. Chairman Lizotte said he spoke to a gentleman about being an alternate and will invited him to the next meeting.
 - Mr. Merrill nominated Ned Lizotte as Chairman. Seconded by Mr. Aznive. Chairman Lizotte recused himself. All voting members in favor. Nominated.
 - Mr. Merrill nominated Howard Pearl as Vice Chairman. Seconded by Mr. Aznive. Mr. Pearl recused himself. All voting members in favor. Nominated.

Mr. Tuson said that before Mr. Saunderson served on both Boards and it would be helpful to have another member do that. Mr. Pitman said Planning Board has a new alternate Katie Phelps that might be interested. Mrs. Bosco said her schedule just recently switched up and she isn't sure if she would be available for an additional Thursday every month.

Adjournment:

Mr. Pearl moved to adjourn the meeting at 7:42 pm; seconded by Mr. Tuson; All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant