

**Loudon Zoning Board of Adjustment  
Meeting Minutes  
Sept 26, 2019**

**Present:**

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Roy Merrill, Earl Tuson, Charlie Aznive and alternates Peter Pitman and Todd Phelps.

**Chairman Lizotte called the meeting to order at 7:02 p.m.**

**Minutes:**

**Regular Meeting August 22, 2019:** Mr. Pearl made a motion to approve the minutes as written. Mr. Tuson seconded the motion; All in favor. Approved.

**Correspondence:**

Chairman Lizotte read a letter from the Loudon Conservation Commission to Dr. Joann Fontaine regarding scheduling a meeting to discuss suggestions that would provide additional protection to the wetland in question in addition to the proposed blueberry bushes.

Chairman Lizotte also read a letter from the Loudon Code Enforcement Office to Ernest Roberts of Meadow Ledge Farm regarding a recent wedding venue and they encouraged Mr. Roberts to come before the Zoning Board for a special exception to allow for future events on the farm.

Chairman Lizotte read a letter from Steve Bennitt of ESMI of NH regarding the processing of non-petroleum hydrocarbons compliance reports for May, June, July, and August of 2019.

**Discussions: None**

**Public Hearings:**

**Application #Z19-15 James Howell- Variance for reduced wetland buffer for a driveway- Map 2 Lot 8, R/R District** Mr. Howell approached the board stating he doesn't believe he didn't need the variance application and withdrew the variance application. The board members worked with Mr. Howell to understand what he is trying to accomplish, by using the map Mr. Howell presented it was discussed that he needs a special exception for 204.5 for a reduced side setback from 30 feet to 20 feet for a driveway. Chairman Lizotte asked Mr. Howell did you pay the fee for the variance

application. Mr. Howell responded." Yes". Chairman Lizotte stated that the board could waive the fee for the special exception if all board members agreed. All board members felt that it was fair and agreed to waive the fee for the special exception. He will need to renotify the abutters as this will be a new application.

**Application #19-16 John and Barbara Parent- Rehearing Map 30, Lot 4-1**

Mr. John Parent and his daughter Kate came before the Zoning Board for a rehearing. The hearing was centered around the issue of when the cistern is to be built for their 4-lot subdivision. Mr. Parent asked about the letter that was referenced in the meeting minutes of November 15, 2018. Mr. Tuson advised Mr. Parent that the Zoning Board can't hear about things that have happened at that time, as it has been more than 30 days since that meeting. If, he had an issue and wished to appeal he would have had to do so no later than 30 days after that meeting in 2018. The discussion continued regarding the notice of decision that the Planning Board gave him in August. The Zoning Board gave Mr. Parent a few options for him to consider, but ultimately it is up to him to decide how to move forward with this 4-lot subdivision and the building of the cistern. During the hearing, Mr. Parent decided to withdraw his application. The Zoning Board members did not vote on any items.

**Board Discussion:**

Mr. Tuson mentioned NH HB663 regarding Agritourism is allowed per RSA 2134A

**Adjournment:**

**Mr. Tuson moved to adjourn the meeting at 8:41 pm; Seconded by Mr. Aznive; All in favor. Yes.**

Submitted by:

Karen Hayes

Administrative Assistant