

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF October 24, 2019**

Vice-Chairman Howard Pearl called the meeting to order at 7:01 p.m.

ROLL CALL

The following members were present: Roy Merrill, Howard Pearl, Earl Tuson, Charlie Aznive. Vice-Chairman Pearl asked all to stand for the pledge of allegiance to the flag.

ACCEPTANCE OF MINUTES

Regular Hearing – September 26, 2019 Earl Tuson made a motion to accept the minutes with the following change. Under Board Discussion it should read: Mr. Tuson mentioned NH HB663 regarding agritourism is allowed per RSA 2134A.

DISCUSSIONS

Wayne Thistle- Reduced Frontage on Map 25, Lot 23- Web Stout presented some conceptual drawings on a subdivision that was approved in 2006. Earl Tuson stated that he is an abutter to this property, but since this is only a discussion, he is not recusing himself. This subdivision was a 3-lot subdivision on Young's Hill Road. The owner wishes to merge the 3 lots into 1 lot. Mr. Stout indicated on the drawings where he might do a lot line adjustment to get more road frontage on the proposed one lot. The board members gave some feedback on going forward.

PUBLIC HEARINGS

Application #Z19-17- James Howell Special Exception for a reduced side setback Map 2, Lot 8-1- Mr. Howell presented the application for a reduced side setback. There were no abutters. Mr. Tuson made a motion to approve the application for a reduced side setback at the intersection of the right of way at the NW boundary from 30 feet to zero for a maximum 20-foot width. The driveway side setback against the NE boundary is reduced to 20-feet. Mr. Aznive seconded the motion. All in favor. Motion carried.

Application #Z19-18 John and Karen Ford-Special Exception for a Minor Home Occupation Map 20, Lot 46

Application #Z19-19 John and Karen Ford-Special Exception for a Major Home Occupation Map 20, Lot 46

Mr. Ford came before the board. He described both applications as home-based businesses located on E. Cooper Street. A site walk was discussed and voted on for October 29, 2019, at 5:00 pm. Mr. Tuson noticed while reviewing the applications that there were only 2 people listed as abutters. A tax map was reviewed and it was found that not all the abutters had been notified. The public hearing halted as per state regulations all abutters must be notified of a have a public hearing. Both applications were continued to the next meeting on November 25, 2019.

BOARD DISCUSSION

The next board meeting will be held on November 25, 2019, at 7:00 pm as our regularly scheduled date falls on Thanksgiving.

ADJOURNMENT

Earl Tuson made a motion to adjourn the meeting at 8:00 p.m.; seconded by Howard Pearl. All were in favor.

Submitted by,
Karen Hayes
Administrative Assistant