

**TOWN OF LOUDON  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF December 26, 2019**

Chairman Ned Lizotte called the meeting to order at 7:03 p.m.

**ROLL CALL**

The following members were present: Chairman Ned Lizotte, Vice-Chairman Howard Pearl, Roy Merrill, Earl Tuson, Charlie Aznive, Todd Phelps-Alternate.

**ACCEPTANCE OF MINUTES**

Regular Hearing – November 25, 2019, Howard Pearl made a motion to accept the minutes as written, seconded by Roy Merrill. All in favor. Yes.

Site Walk- December 5, 2019, For Application #Z19-20. Roy Merrill made a motion to accept the minutes as written. Earl Tuson seconded the motion. Howard Pearl abstained from the vote as he was not at the site walk. All in favor. Yes.

Correction to Minutes: For November 25, 2019 from board discussion on December 26, 2019 are as follows: Mr. Tuson made a motion to reopen the acceptance of the previous month's meeting minutes. Mr. Pearl seconded the motion. All in favor. The Meeting Minutes of November 25, 2019 were reviewed by the board and a correction was requested. On page 2 under application #Z19-18 Ford- the sentence to be struck ("The board will deny this application as the application is not necessary for the minor home occupation, as the evidence given it was determined that it fits the criteria of a minor home occupation."). The reason for this is that the board did not deny the application as the prior motion indicated. The application was not necessary and was withdrawn by the applicant.

**DISCUSSIONS:**

George Page came before the board to ask if there are any guidelines in place to deal with PFAS, PFOA, and PFOS that you hear about so much in the news. Mr. Page handed chairman Lizotte a newspaper article from the NH Union Leader dated 11-12-2019 regarding 250K gallons of runoff from landfill raising alarm in the state of Maine. After a board discussion, the members suggested the secretary reach out to ESMI (Environmental Soil Management) to ask if they are now testing for such chemicals.

**PUBLIC HEARINGS:**

Continuation of Application #Z19-20 Ronald & Mona Morse-Special Exception for an Accessory Dwelling Unit Map 42, Lot 13- Jeffrey Hebert spoke on behalf of the Morse's. Mr. Herbert asked did we receive the certified letters from the additional abutters were notified from last month. The secretary Karen Hayes confirmed we have received confirmation. Mr. Herbert presented the current leach field design of the home that the board had asked to see in the last month's meeting as it was too small to read. The septic is a 1250 tank. An existing garage is to be added onto by 24 feet. The apartment will be approximately 900 square feet. The exterior of the addition will match to current home, which a log cabin style with a metal roof. The current home has 3 bedrooms. Chairman Lizotte

reminded the board members and the presenter that last month they did go over the application and asked if there are any questions from the board. Mr. Merrill asked how many bedrooms in the home now? Mr. Hebert replied 3, he went onto say that if the leach field needed to be increased, they do have a contractor who is capable of handling that. Mr. Phelps indicated that on the plans Mr. Hebert presented is the name of the contractor that signed off on the current septic system and maybe you can call that person to ask whether or not the system can handle another bedroom. Chairman Lizotte explained this board can only review for the Accessory Dwelling Unit, any upgrades to the septic will need to be handled outside of this board. Mr. Merrill made a motion to accept the application with conditions of NH DES approval of the septic system. Mr. Pearl seconded the motion with conditions. All in favor. Yes.

### **BOARD DISCUSSION:**

A request was presented to the board for a rehearing of Application #Z19-18 John & Karen Ford for a minor home occupation from James L. Soucy Esq. of the law firm Alfano Law Office PLLC who is representing abutters Kenneth & Gen Stys. Mr. Pearl referred to the meeting minutes from last month, he read "Mr. Tuson made a motion to make a resolution that the board finds the activity presented by Mr. Ford in application #Z19-18 meets the criteria of a minor home occupation." A discussion was had as Mr. Tuson recollected that the board voted on the resolution that the activity presented meets the criteria for a minor home occupation subsequently, the application was withdrawn, so no decision was made by the board on the application. Mr. Tuson made a motion to reopen the acceptance of the previous month's meeting minutes. Mr. Pearl seconded the motion. All in favor. The Meeting Minutes of November 25, 2019 were reviewed by the board and a correction was requested. On page 2 under application #Z19-18 Ford the sentence to be struck ("The board will deny this application as the application is not necessary for the minor home occupation, as the evidence given it was determined that it fits the criteria of a minor home occupation."). The reason for this is that the board did not deny the application as the prior motion indicated. The application was not necessary and was withdrawn by the applicant.

Mr. Pearl made a motion to deny the request for a Rehearing/Appeal of Application Z19-18, as there was no decision made by the board under section 204.2 as these are permitted uses and no application is needed. Mr. Tuson seconded the motion. A roll call vote was taken to deny the request for an appeal/rehearing. All in favor. Yes. Request denied.

Mr. Merrill brought up an item from the workshop. The proposed zoning ordinance change of adding the definition of *junkyard* to the zoning ordinance. A discussion took place and it was decided to leave as is.

### **ADJOURNMENT**

Mr. Aznive made a motion to adjourn the meeting at 7:53 p.m.; Mr. Tuson seconded the motion. All were in favor.

Submitted by,  
Karen Hayes, Administrative Assistant