

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF January 23, 2020**

Chairman Ned Lizotte called the meeting to order at 7:00 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 – December 26, 2019, Earl Tuson made a motion to accept the minutes as written, Charlie Aznive seconded the motion. All in favor. Yes.

DISCUSSIONS:

Matthew Moore and Web Stout-Conceptual Plan for Central NH Trailers Map 50, Lot 18-1- Mr. Moore came before the board to present a conceptual plan for Central NH Trailers. They would like to expand into lot 18 that is north of their current location. If the board approves the 2 special exceptions, then the owner of lot 18-1 will purchase lot 18. They would like to divide lot 18 which is the parent lot in half and use half of the lot for storage of the trailers while maintaining the business at its current location. The discussion was to find out how the board wanted them to proceed, 1 special exception application for the whole plan or 2 applications treating each lot separately. The plan is for storage of the trailers with as much as 80% impervious material made up of recycled asphalt and gravel for both lots. Regulations state that no more than 50% of any commercial industrial lots be impervious material. There would be reduced setbacks for each lot. There would also be an alteration of terrain at the rear of lot 18 to flatten the knoll to allow for parking. Roy Merrill asked about an underground filtering system instead of the retention ponds. Mr. Moore stated they are still reviewing the best option of whether underground retention or ponds. The board agreed that the best way to approach this design would be as 2 separate lots. Moore stated that they will present to the planning board a subdivision application next month.

PUBLIC HEARINGS:

Application #Z20-01 A to B Auto Sales LLC Map 30, Lot 24-Special Exception for an exterior office trailer. Mr. Peter Parisey explained that he has a 16x8 foot office trailer because it is very expensive to heat and cool a cement garage bay. He is leasing bay F from Harry'O and was given permission by Harry to have the trailer. Earl Tuson asked are you getting a building permit. Mr. Parisey said no. The trailer still has wheels, has no plumbing and is only used as an office and is plugged into the building for electricity. Chairman Lizotte explained that a special exception is only for the land, not a trailer that is moveable. Earl Tuson made a motion that application #Z20-01 was not needed, as it is a permitted use in the CI (commercial/industrial) district. It was suggested that he would need to go before the planning board for a site plan review as the added trailer changes the use of the property. Mr. Parisey withdrew his application.

Application #Z20-02-Best Septic Service-Map 49, Lot 124-Special Exception for change of use of subsurface fuel-grade double-lined storage tanks for temporary septage storage. Darlene Johnson came before the board to explain the reason for her request for a special exception under article II S 206 commercial industrial zone, section 6A-bulk storage. This hearing is to finalize the request as the applicant has already been approved by the planning board and submitted an application to the state of NH Department of Environmental Services which will be approved upon the approval from the zoning board of adjustment. Chairman Lizotte asked if there were any questions from the public or the board. No questions. Howard Pearl made a motion to approve the application as presented. Charlie Aznive seconded the motion. All in favor. Yes. The application is approved.

BOARD DISCUSSION:

Howard Pearl's term as Vice-Chairman of the zoning board of adjustment is up in March and he is not running for re-election. He will be running for election as town moderator. Charlie Aznive and Todd Phelps will be running for election for the zoning board of adjustment this year. Howard asked the board to consider Alvin See as a possible alternate for the board. Mr. See will come for next month's meeting

ADJOURNMENT

Roy Merrill made a motion to adjourn the meeting at 8:03 p.m.; Howard Pearl seconded the motion. All were in favor.

Submitted by,
Karen Hayes, Administrative Assistant