

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF February 27, 2020**

Vice-Chairman Howard Pearl called the meeting to order at 7:03 p.m.

ROLL CALL

The following members were present: Vice-Chairman Howard Pearl, Roy Merrill, Charlie Aznive, Todd Phelps, and Peter Pitman-Alternates.

Vice-Chairman Pearl asked everyone to please stand for the pledge of allegiance. Todd and Peter were appointed as voting members in the absence of Ned Lizotte and Earl Tuson.

ACCEPTANCE OF MINUTES

Regular Hearing – January 30, 2020, Roy Merrill made a motion to accept the minutes as written, Charlie Aznive seconded the motion. All in favor. Yes.

DISCUSSIONS:

Karen Towle came before the board to discuss the storage of multiple RV's on her School Street property Map 38, Lot 27-5 since September. She ran an internet business of RV rentals until recently and is now phasing out of that business. The offsite location she had leased for the showing of the RV's became too expensive. Karen said that with the passing of her husband she found this business to be too much for her. Karen states that the RV's are currently registered until May 31st. She is looking to sell all of the RV's and is asking the board to allow her to continue to have the RV's at her home as they are being sold or until May 31st. Karen states that she will try to sell the RV's at a consignment lot. Fire Chief Blanchette spoke to the board regarding multiple complaints from the neighbors and that code enforcement has presented Karen with a cease and desist letter. The board opened the meeting up to have anyone from the public to speak on this issue. Two abutters came before the board to voice their concerns as say this issue has been on-going for several years. Peter Pitman made a motion that the RV's need to be removed by May 31st, If, not then code enforcement will take legal action. Todd Phelps seconded the motion. All in favor. Yes.

PUBLIC HEARINGS:

Application #Z20-03-ASG 2016 Trust, Andrew S. Gray Trustee-Special Exception for an after the fact wetland crossing and a wetland buffer zone encroachment for a driveway-Map 23, Lot 27-
Tony Merullo came before the board representing Andrew Gray and Erica Bodwell. The application is for a special exception under 301.5. The lot is 40 acres located at 487 Route 129 the previous owner used it as a wood lot. The new owners would like to build their retirement home on the 2-acre hilltop. To enter the lot they are proposing a twelve-foot wide residential driveway to be built within an existing logging road, to the point of a pre-existing unpermitted wetland crossing where there is an 8-inch culvert and then relocate the driveway away from the logging road to minimize the encroachment of the wetland buffer zone. Mr. Merullo has already spoken to Julie Robinson of the Conservation Committee regarding the placement of the new culvert and the placement of the driveway closer to

the steep slopes to minimize the impact to the wetland buffers. There is no other location to place the driveway as the steep slope is a ledge and wetlands are surrounding the perimeter Mr. Merullo has an application into DES for the wetland crossing impact. The driveway will be 15 feet inside the 25-foot buffer. Ms. Robinson has agreed with the placement of the driveway, stating it is the most optimal location. Roy Merrill made a motion to approve the application as presented. Peter Pitman seconded the motion. All in favor. Yes. Application approved without conditions.

BOARD DISCUSSION: Vice-Chairman Howard Pearl addressed the board members as tonight was his last night as a board member. Howard stated it was an honor to serve with you and look forward to seeing all the good things that you do going forward.

ADJOURNMENT

Peter Pitman made a motion to adjourn the meeting. Roy Merrill seconded the motion. All were in favor. The meeting was adjourned at 7:43 p.m.

Submitted by,
Karen Hayes, Administrative Assistant