

Town of Langdon  
Zoning Board of Adjustment  
Annual Meeting, Election Minutes  
May 2<sup>nd</sup>, 2018

The annual meeting of the Zoning Board of Adjustment was held on May 2, 2018 with the purpose of electing officers for the coming years. Interim chairman Greg Chaffee called the meeting to order at 6:35PM seconded by Ray Labbe. Acting Chairman Chaffee asked the board for nominations for the ensuing year. Nomination for Chairman was made by Greg Chaffee recommending Virginia Foote as Chairman for three years, seconded by Ray Labbe. Nominations were closed and the Chair position was voted unanimously by the board.

Nomination for Vice Chair was announced by the Chairman. Ray Labbe nominated Greg Chaffee as Vice Chair with a second coming from Ron Batchelder. Nominations were closed and the Vice Chair position was voted unanimously in favor of Greg Chaffee filling the position for a one-year term.

Nomination for Secretary was announced by the Chairman, Ray Labbe nominated Ken Hart seconded by Greg Chaffee for a three-year term.

Remaining members elect to the Zoning Board

Ron Batchelder

Mike Kmiec (Alternate)

Recognition of Visitors:

Doug Beach, Chairman of the Cemetary committee presented an application requesting a variance from the board for the construction of a 20 foot by 20-foot utility building to be constructed on the current site. Whereas the current building is non-conforming to the Town's set back requirements a variance is needed by the zoning board as the proposed building is larger than the existing shed and is no longer grandfathered because of the change in the foot print. The board requested that along with the application they would need a drawing of the site that outlined the foot print of the new building as well as an outline of existing property lines. The Zoning Board granted the Cemetary Committee a Public Hearing to be held on May 30,2018 at the Langdon Municipal Building at 7:00PM.

Fred Markham presented an application to the ZBA requesting an exception/variance for his property located at Village Road in Langdon NH. Mr. Markham received an approval from the State of New Hampshire in 2004 for the installation of a septic system for a proposed building site. Fred explained that although he had received the approval to install the system he failed to complete the system in the four years that is allotted from the State for completion. In 2010 the Langdon Zoning Board adopted new set back requirements for septic systems changing the side set back from ten feet to fifty feet.

In 2017 Mr. Markham re-applied for an approval from the State to install a septic system. on the same site. The State required Mr. Markham to present a new engineered plan that met the requirements of the State. Mr. Markham presented new plans that were approved by the State in 2017. Whereas set back requirements were changed in Langdon in 2010 and Mr. Markham had started his system in 2004 but had not completed his system in the required time, his grandfather rights became null and void thirteen years later. Mr. Markham is requesting an exception to the set back rules so that he may continue with the completion of his State approved system issued in 2017. The board reviewed the plans and has scheduled a Public Hearing on May 30,2018 at the Municipal building for a Public Hearing.

The Board reviewed an Application from Antioch College to place a sign greater than the allowable under the current ZBA regulations. The sign would be placed at the beginning of the trail head identifying the trail to be the Glovers Ledge Trail. Application was in order, with abutters being identified and a Public Hearing being set for May 30,2018 at the Langdon Municipal building at 7:00PM.

Ron Batchelder made a motion to adjourn the meeting at 8"35 seconded by Greg Chaffee all in attendance voted in favor.