

NOTICE – TOWN OF ALTON, NEW HAMPSHIRE

Meeting called to order by Chairman Jeremy Dube at 6:05 p.m.

Members Present: Jeremy Dube-Chairman, Cris Blackstone-Selectmen Representative, Bruce Holmes, Tom Hoopes, Jim Bureau, Cynthia Balcius, Monica Jerkins-Planning Assistant, and Carolyn Schaeffner-Recording Secretary.

The Alton Planning Board will conduct a second public hearing regarding proposed zoning ordinance changes on Monday, January 15, 2007 at 6:00 p.m. at the Alton Town Hall. If a snow date is needed, then the Planning Board will conduct the public hearing on Tuesday, January 16, 2007 at 6:00 p.m. just prior to the regularly scheduled monthly Planning Board hearing at the Alton Town Hall. Anyone interested is invited to attend.

Amendment # 1: The Planning Board proposes to amend Article 200, Definitions, by modifying the following definitions: *Seasonal Cabin; and Frontage, Street;* and to add definitions for the following: *Corner Lot; Construction Trailer; Storage Containers; and Upland.* Rationale: The purpose of this amendment is to add language to clarify existing definitions and to add definitions for terms used in the Zoning Ordinance that were lacking definitions.

General Board discussion.

Open to public input.

None seen or heard.

Closed public input.

Motion by T. Hoopes to send Amendment #1 to the Town vote. Second by B. Holmes. No discussion. Vote unanimous.

Jim Bureau appointed as Alternate.

Amendment # 2: The Planning Board proposes to amend Article 400, Section 412, Lakeshore Residential Zone – Restrictions Governing Use, to correct a formatting error carried over from the previous year's amendments by removing Section 412 A:1d and inserting Section 412 A:2 regarding the 150 foot road frontage requirement for non-waterfront lots, and also to add Section 412:F: *All lots created after March 2007 must have a minimum buildable area made up of contiguous upland and slopes (not greater than 25% grade), of no less than 75% of the minimum lot requirement for the zone.* Rationale: The purpose of this amendment is to protect and preserve wetland areas in the Lakeshore Residential Zone by creating contiguous land areas suitable for construction when new developments are proposed.

Open to public input.

None seen or heard.

Public input closed.

Motion by T. Hoopes to send Amendment #2 to the Town vote. Second by B. Holmes. No discussion. Vote unanimous.

Approved by the Board 8-23-07

January 16, 2007

Amendment # 3: The Planning Board proposes to amend Article 400, Section 433, Residential Zone – Restrictions Governing Use and Section 443, Residential Commercial Zone – Restrictions Governing Use, and Section 452, Rural Zone – Restrictions Governing Use, and Section 463, Residential Rural – Restrictions Governing Use, to add the following language to each of the above referenced subsections: *All lots created after March 2007 must have a minimum buildable area made up of contiguous upland and slopes (not greater than 25% grade), of no less than 75% of the minimum lot requirement for the zone.* Rationale: The purpose of this amendment is to protect and preserve wetland areas in the Residential, Residential Commercial, Rural, and Residential Rural Zones by creating contiguous land areas suitable for construction when new developments are proposed.

Open to public input.

None seen or heard.

Closed public input.

Motion by T. Hoopes to send Amendment #3 to the Town vote. Second by B. Holmes. No discussion. Vote unanimous.

Amendment # 6: The Planning Board proposes to amend Article 400, Section 463, Residential Rural Zone – Restrictions Governing Use, to add the following language regarding the number of dwelling units allowed in the zone: Dwelling – *Single Family* -; and, *Duplexes and Multi-family dwellings must have a minimum of one acre per unit with no more than four dwelling units per structure and no more than one duplex or multi-family dwelling per lot.* Rationale: The purpose of this amendment is to clarify the number of units allowed in the Residential Rural Zone.

Open to public input.

None seen or heard.

Closed public input.

Motion by T. Hoopes to send Amendment #6 to the Town vote. Second by B. Holmes. No discussion. Vote unanimous.

The exact text of the proposed changes may be inspected at the Alton Planning Department and Alton Town Clerk's Office at the Alton Town Hall, Monday through Friday between 8:30 a.m. and 4:30 p.m.

Discussion of assigning a temporary Clerk in the absence of Tom Hoopes.

Motion by T. Hoopes to temporarily be assigned Clerk to sign needed documents in the absence of present Clerk and when Chairman cannot sign. Second by Cris Blackstone. No discussion. Vote unanimous.

Open to public.

None seen or heard.

Closed public input.

Cynthia Balcius arrived for the meeting.

Motion by to adjourn public hearing session. Second by B. Holmes. No discussion. Vote unanimous.

Respectfully submitted, Carolyn Schaeffner-Recording Secretary.