

## Alton Zoning Amendment Committee

Minutes of April 21, 2014

Members Present: Paul Monzione, ZBA Chair: Lou LaCourse, Selectman: Marc DeCoff, Selectman: Tom Hoopes, Planning Board: Paul Larochelle, Selectman: Scott Williams, Planning Board

Non Members Present: Ken McWilliams, Town of Alton Planner  
John Dever, Town of Alton Code Enforcement/Building Inspector

### **Call to order:**

Paul Monzione called the meeting to order at 5:30 pm.

### **First order of business:**

To organize a committee and elect officers. T. Hoopes stated P. Monzione did a wonderful job last year as Chair, P. Monzione accepted the nomination.

### **Upcoming meetings:**

K. McWilliams noted that the committee has from now to September or mid October to get items prepared and in to the Planning Boards hands to propose the language for the Town Meeting. The Committee will be meeting with the Planning Board December and January leading up to the Town Meeting in March. T. Hoopes mentioned this is a good idea to be prepared. P. Monzione questioned how frequently the committee should meet. K. McWilliams suggested monthly. P. Larochelle suggested meeting on the third Wednesday of the month. All agreed.

### **Review, discuss and prioritize possible Zoning Amendments for 2015:**

There was discussion regarding which of the 19 substantive zoning amendments shall be the priorities. And what will be the priority of each one. P. Monzione stated that each department (Zoning Board, Planning Dept) has their own ideas of what is to be addressed. P. Monzione mention the Zoning Board is seeing a lot of expansion of non conforming buildings. He would like that to be discussed with input from K. McWilliams and J. Dever. M. DeCoff mentioned industrial/commercial properties. T. Hoopes asks M. DeCoff to be more definitive regarding industrial/commercial properties. M. DeCoff mentioned manufacturing. There is no zoning for it here. There was discussion about where would be an ideal location for this. S. Williams said this is a good idea and it would provide a diverse tax base for the community. There is only so much that can rest on the Lake property. P. Monzione states the list of possible zoning amendments does not have to be comprehensive and are suggestions only. P. Monzione asks K. Mc Williams if adding a zone would be something that could be started at the committee. K. McWilliams states yes. T. Hoopes noted

it is mentioned in the Master Plan and Vision, it is something to be looked into and investigated. P. Monziona states it's a suggestion to be discussed as item number 20 added to the list provided tonight. It will be called light industrial/commercial. S. Williams noted that Wolfeboro is trying to get light industry there. All agreed it needs to be looked into.

P. Monziona asks if there is anything else to be added. T. Hoopes stated that he feels the expansion of the rural residential zone should be addressed. This will be item number 21.

There was more discussion regarding commercial and rural lands. K. McWilliams suggests this should be on hold due to time restraints. P. Monziona questioned whether the two new items should be removed. T. Hoopes suggests putting them on hold. It was agreed to look at them next year.

This revised list was determined on by priority and agreed by all committee members. They decided to have 9 or 10 maximum amendments to be discussed with J. Dever and K. McWilliams having input regarding priority.

1. To look at last years draft regarding regulation that requires a sediment and erosion control plan for development on or above slopes in excess of 15% grade.
2. Amending the Flood Plan Development Overlay District to include changes in regulation identified by Jennifer Gilbert, NH Office of Energy & Planning. It was suggested to invite Jennifer to come and discuss.
3. To consider allowing manufactured homes or recreational vehicles to be allowed as residence, temporarily, on a property owned by a relative.
4. Work on Section 320 A., 6 and Section 320 B., 5 to allow replacement of the same square footage of the building space but not limited to the same footprint.
5. To discuss that the Zoning Ordinance does not have a provision to address situations when a lot is bisected by a zoning boundary resulting in the lot being in two different zones.
6. Develop regulations to allow the raising of livestock and animals. Also, addressing the table of uses in the Zoning Ordinance pertaining to RSA 21:34-a. And to identify which zones where personal agriculture is allowed.

## “Housekeeping Amendments”

1. Amend Section 110 Purpose and Authority to cite all the purposes listed in RSA 674:17- I, item a through J.
2. Section 444 Special Exception B. Structure Setbacks states:  
Within the Residential Commercial Zone the Board of Adjustment may grant a special exception from Section 327 and setback requirements under RSA 438-B waiving a setback for any parcel so long as all conditions set for the under Section 520 are met.  
  
Section 327 is Setback Requirements. RSA 483-B is the New Hampshire Shoreland Water Quality Protection Act. Only the State can waive the setback requirement in State Shoreland Water Quality Protection Act.
3. In the definition of Frontage, Shoreland remove the reference Article 600.
4. Remove the 500 ft requirement in defining abutter in Section 320 B 2, c. eliminating the 500 ft requirement will make the definition of abutter consistent throughout the ordinance and other regulations.
5. Add the septic availability statement as provided in Section 412 C to the Residential and Recreational Service Zones.

The following are amendments that have been identified to be worked on in the future:

- Consider rezoning the “Dahl Property” as a light industrial/commercial zone.
- Consider expanding the boundaries of the Rural Residential Zone
- Consider additional areas to rezone for commercial uses.
- Reconsider a different name for the Conservation Subdivision Ordinance.

Alternate names:

Creative Development Design Ordinance  
Cluster Development Ordinance  
Open Space Development Ordinance  
Open Space Housing Ordinance  
Open Space Subdivision Design Ordinance  
Growing Greener Ordinance  
Green Development Design Ordinance

This ordinance most likely will need revision. More education and information is needed for the ZAC, Planning Board and Public.

6. To consider allowing manufactured homes or recreational vehicles to be occupied as residence during construction of a residence on the same lot. Approved water, wastewater, a building permit and letter from property owner acknowledging the temporary structure to be removed within 2 months upon certificate of occupancy would be required.
7. Considering a manufactured home or recreational vehicle to be used temporarily for office space or storeroom in connection with construction of a residence provided there is approved water and wastewater, a building permit and letter from property owner acknowledging the temporary structure to be removed within 2 months upon certificate of occupancy.
8. Add language to Section 320 A. 5 and Section 320 B. 4 that addresses non-conforming use or structure destroyed by fire:  
“No owner or occupant of land shall permit fire ruins to be left. The owner within one year of the fire shall remove, rebuild or replace the structure, unless an insurance adjuster requires in writing, an extension beyond one year.”
9. To add a definition for Family Group Daycare Home.
10. Add water wells to the items excluded from Section 327 A requirements.
11. Consider amending the Residential Zone to allow:
  - A Church as special exception use
  - A kindergarten, day care or nursery as a special exception use
  - Public or private educational uses as a special exception
  - Government buildings, libraries or museums and public recreation as a special exception use
  - Energy facility as a permitted use
  - A golf course as a special exception use
12. Amend the Residential Commercial Zone to allow:
  - An amusement use - Indoor as a permitted use
  - Boat storage as a special exception use
  - Energy Facility as a permitted use
  - Driving range as a permitted use
  - Lumber yard as a permitted use

- Self storage as a special exception use
- Small engine repair as a special exception use
  
- Warehousing and wholesale marketing as a special exception use

It was determined that the meetings will run no later than 8:00 pm.

The meeting adjourned at 7:30 pm.

The next meeting will be May 21, 2014 at 5:45 pm.

April 21, 2014 minutes approved: M. DeCoff motioned to approve, seconded by L. LaCourse at the May 21, 2014

Respectfully submitted,

Pat Pizzano  
Recorder, Public Session  
ZAC