

Town of Alton
Zoning Amendment Committee
Public Meeting
May 6, 2015

Approved as presented on June 2, 2015

Members present: Paul Monziona, ZAC Chair/ZBA vice Chair
Scott Williams, ZAC vice Chair/Planning Board member
Paul LaRochelle, ZAC member/ZBA Clerk
Tom Hoopes, ZAC member/Planning Board Vice Chair
R. Loring Carr, Selectman Representative
Tim Morgan, ZAC member/Zoning Board Chair

Others present: Ken Mc Williams, Town Planner
John Dever, Town Code Official
Pat Pizzano, Recording Secretary
Steve Whitman, Resilience Planning

Call to order Chairman Monziona called the meeting to order at 6:00 p.m.

K. Mc Williams introduced Steve Whitman from Resilience Planning. Steve is here to assist with the Zoning Boundary Study. Ken reviewed a series of resource maps that were developed with the Regional Planning Commission and will be used for this project. The maps were approximately one quarter of the Town from the circle to Alton Bay. They consisted of: base, zoning, wild life resources, water resources, wetlands, land resource, topography, general land use as well as a transportation (traffic) map.

Item 1) K. McWilliams suggested having tonight's discussion to be concerning expanding commercial zone and/or develop light industrial zone with companion uses.

There was some discussion on the property off Rte 28 with turn offs already in place. S. Williams posed a question on how to obtain the percentage of tax income based on each zone in Meredith and Wolfeboro. T. Hoopes mentioned the amount difference of wetlands and slopes in Alton vs. these towns and Alton does not have sewerage. R. Loring Carr suggested approaching the legislature. P. Monziona states denials may be due to traffic studies etc. P. Mozione questioned if the current Commercial zone is being utilized now or is there need to expand the zone. There was discussion of what type of business to attract industrial vs. commercial village style. T. Morgan questions how long into future are they looking at and said they should be looking at very long term for this. S. Whitman stated 20 to 30 years. S. Whitman talks about the table of

uses for each zone. L. Carr questions what the difference is between Commercial and Rural Residential zones. It was explained that some businesses can go into Rural Residential as a special exception. There was discussion, as an option, to change the Use Table to add certain uses for the different zones. Then look at the Zoning Boundaries as to whether they need to be re drawn. There will be a copy of the Table of Uses for the next meeting provided to each member to review and discuss. P. Monziona stated they should look at what type of business to attract. S. Whitman talked about boundary standards with clear uses. J. Dever mentions recreational business. S. Whitman talks about what was done in Lancaster NH. They have 3 distinct subsections of a commercial district. The first is urban, high density with multiple stories. The second has building set back from the road ie churches, libraries. The third is more auto oriented that brings building closer to the street with parking on the side and rear. Each of the subsections has clear with different standards and mission statements.

For the next meeting, S. Whitman will bring the template from Lancaster to show the committee. K. McWilliams will bring copies of the master plan and the Table of Uses for review and discussion. There will be discussions of standards and limits on size and buffers.

The Planning Board is meeting on May 19, 2015 at 6:00 pm. Paul LaRochelle will attend the Planning Board to address what the ZAC is discussing.

T. Hoopes motioned to approve the minutes of April 22, 2015 as amended with S. Williams second. All in favor. L. Carr and T. Morgan abstained.

The next meeting will be held June 2, 2015 at 6:00 p.m. at the Town Hall.

S. Williams motioned to adjourn with P. LaRochelle second. All in favor. The meeting was adjourned at 7:25 p.m.