

**TOWN OF ALTON PLANNING BOARD**

**PUBLIC HEARING**

**Minutes**

May 8, 2013

Approved 5-21-13

**Members Present:** Dave Collier, Chairman  
Tom Hoopes, Vice Chair  
Roger Sample, Clerk  
Bill Curtin, Member  
Raymond Howard, Member  
Scott Williams, Member

**Others Present:** Ken McWilliams, Town of Alton Planner  
Randy Sanborn, Secretary  
Members of the Public

**I. CALL TO ORDER**

D. Collier called the meeting to order at 6:02 p.m.

**II. Meeting Process**

D. Collier explained the process of the meeting. People need to come to the mike and state their name. All questions should be addressed to the Chairman.

**III. Amendments**

1) Amendment No. 7 – proposes to add Equitable Waiver of Dimensional Requirements to the powers of the Zoning Board of Adjustment as provided in the state statutes.

Rationale – The purpose of this amendment is to incorporate the provisions in the state statutes pertaining to Equitable Waiver of Dimensional Requirements into the powers of the Zoning Board of Adjustment.

K. McWilliams explained the Equitable Waiver of Dimensional Requirement.

Public Input

Jay Meehan – Echo Point – asked what the need is to change the way it has been done up to this point.

The Board explained the need for this amendment to be put in the Zoning Ordinance.

Paul Monziona – ZBA Chairman – explained the rights of the people to come to the Boards and that all they are trying to do is that the Zoning regulations should show what people are allowed to do.

John Sturm – Alton – asked K. McWilliams if he implied if the wording being put in the Alton zoning code is different from the State statute or is it the same.

K. McWilliams stated that it is repeated exactly.

2) Amendment No. 8 – proposes to amend the Aquifer Protection Overlay District to allow for uses other than a single family dwelling.

Rationale – The purpose of this amendment is to allow for uses other than a single family dwelling provided there are adequate plans and assurances for providing wastewater treatment to ensure protection of the aquifer water quality.

K. McWilliams gave an explanation of the purpose of the amendment.

S. Williams explained the new technology that is used today to better reintroduce stormwater back into the aquifer.

Steve Burke – 23 Grandview Lane, Alton – stated that with an aquifer protection plan there is some idea as to what is needed to protect the aquifer. The problem is that the amendment is very non-specific about other uses.

The Board explained where to find the uses in the Zoning Ordinance for the uses that can be done in the aquifer area.

Jane Cormier – State Representative – asked if the State DES is involved with the idea to change the uses for the aquifer area.

D. Collier stated that all of it has to have State approval before the Board approves it.

Earl Bagley asked if they said that they could do the same thing now, but had to get a variance.

K. McWilliams stated that in order to do a use other than a single family home they would need to get a variance.

P. Monziona explained that the applicant would still have to jump through hoops, but the applicant wouldn't have to go through a variance but would have to go through the Zoning Board of Adjustments and obtain a special exception. In so doing they would have to demonstrate to the satisfaction of the Board that there are adequate plans and assurances for providing wastewater treatment to insure the water quality of the aquifer would not be denigrated.

Tim Carter – Meredith – discussed business development and the reaction of the developer.

The Board disagreed with the discussion.

J. Dever – Code Enforcement Official – explained the attempt to remedy the fact that the Town can have businesses in a business zone.

Bill Klemee – Alton Bay – asked about the boundaries of the aquifer protection zone.

S. Williams stated that they have maps that are available to residents.

3) Amendment 9 – adds a new Conservation Subdivision Ordinance.

Rationale – The purpose of this amendment is to add Conservation Subdivision Design as an alternative approach to residential subdivision development. Typical subdivision divides the entire parcel into individual lots. A Conservation Subdivision Design approach focuses the residential development on a portion of the property and preserves the balance of the property as protected open space.

Several of the public spoke in opposition to this amendment.

Steve Burke - Alton  
John Sturm – Alton Bay  
Jay Meehan – Alton Bay  
Don Kleeberg - Alton  
Rick Praul - Rochester  
Loring Carr - Alton  
Earl Bagley - Alton  
Phil Wittmann - Alton  
Jane Cormier - Alton  
Tim Carter - Meredith  
Aram Sisoian - Alton  
Judy Hudson - Alton  
Chris Wittmann - Alton  
Mona Praul – Alton Bay  
Scott Scoonmaker – Laconia

The Board attempted to explain the benefits to this subdivision.

**B. Curtin made a motion to not put amendment #9 on the ballot for next year.**

**S. Williams seconded the motion with discussion.**

T. Hoopes stated that they need to discuss it and talk about it more.

B. Curtin stated that there were 30 people at this meeting and 30 people are saying they don't want to see it. The voters showed strong opposition.

T. Hoopes stated that there was a very involved group to say that it is representative of the people of Alton.

R. Sample stated that he agreed with T. Hoopes because this discussion has been very informative and he has learned a lot.

B. Curtin agreed that they have a lot more to learn and that is why he can't see putting it on the ballot for next year.

D. Collier stated that he feels it is going to take time to do it right.

T. Hoopes stated that if they exit now there is no incentive for these people to come back.

D. Collier would like to see this continue as discussion.

S. Williams hoped that other people with other views would attend further meetings.

#### Public Input

The public expressed their opinion on how the motion should be handled.

Paul Monziona stated that Conservation Subdivisions have nothing to do with Workforce Housing and are not mandated by the State. This is something that gives private developers the choice to build something this way or build the traditional way under the current regulations.

**B. Curtin amended his motion to continue to discuss and study this proposal throughout the year in public hearings.**

**S. Williams seconded the amended motion.**

**The motion was approved by 5 members in favor and 1 opposed (TH).**

#### **IV. Adjournment**

**S. Williams made a motion to adjourn. The motion was seconded by B. Curtin and passed without opposition.**

The Public Hearing adjourned at 9:00 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes