

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING**

Minutes

May 21, 2013

Approved 6/18/13

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 6:00 p.m.

II. APPROVAL OF AGENDA

S. Williams motion to accept the agenda as presented.

B. Curtin seconded the motion with all in favor.

III. PUBLIC INPUT

There was no public input at this time.

IV. VOLUNTARY MERGER OF PRE-EXISTING LOTS

Case P13-05 Michael & Susan Lambert	Map 35 Lots 42 & 43	Voluntary Lot Merger East Side Drive
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Michael and Susan Lambert are proposing to merge two lots of record.

K. McWilliams gave an overview of the lots being merged. This is a plan to merge two lots each consisting of .06 acres. When the lots are merged it will include .12 acres or 5,227 sq. ft. The property is located in the Lakeshore Residential Zone. A house currently exists on one of the two lots. He recommends the Board accept the application as complete and approve the lot merger request.

S. Williams motion to accept the application as complete.

B. Curtin seconded the motion with all in favor.

S. Williams motion to approve the Lot Merger of Case P13-05 Map 35, Lots 42 & 43 and have D. Collier, Chairman sign the Voluntary Lot Merger form.

B. Curtin seconded the motion.

D. Collier opened the case to public input. There was none at this time. He closed public input.

The Board voted all in favor.

V. CONTINUED DESIGN REVIEW APPLICATION

Case P12-27 Fred E. & Mary Beth Hertel	Map 19 Lots 62-1	Design Review – Minor Subdivision Rines Road
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On behalf of Fred & Mary Beth Hertel, Dave Douglas, Surveyor & Wes Smith, Surveyor are now proposing a three (3) lot subdivision of 21.64 acres having 1900 feet of frontage on Rines Road, a Class V town road. This property is located in the Rural Zone.

K. McWilliams gave an overview of the subdivision plan.

The application was accepted at the December 18, 2012 Planning Board Meeting. There was a Site Walk on December 22, 2012. At the January 15, 2013 the applicant requested a continuance until the May 21, 2013 meeting. A new notice was published in the newspaper and abutters were notified of the May meeting.

There are 3 lots being proposed now. Lot 1 has 4.06 acres; lot 2 has 4.44 acres and lot 3, 13.17 acres. Each lot exceeds the minimum lot size requirement, the minimum buildable area required and the minimum road frontage requirement. With the final subdivision application the applicant will need to demonstrate that the driveway locations comply with the minimum sight distance standards. The approval dates from the Highway Departments for the proposed driveway locations need to be shown on the final subdivision plans.

Wes Smith from Thorne Surveys spoke on behalf of this application. They are aware of the driveway accesses. He does not believe there will be too much of an issue. He will follow the driveway regulations to get the permits.

Fred Hertel spoke regarding the 3-lot subdivision. He is not proposing any building or subdivision on the 13 acres lot at this time. He does not feel it is fair that he needs to specify where there will be a building on the 13 acres at this point.

S. Williams stated that there should be a proposed septic site instead of a proposed house site.

The main issue was the building on lot 13 that might cause a drainage issue. S. Williams indicated that if a driveway extends through the steep slope area then a stormwater drainage plan prepared by a professional engineer will be required. The Town's consulting engineer should review the driveway plans if it is built on the slope. S. Williams noted that there can be no more stormwater generated off the site after the development than exists today.

D. Collier opened the meeting to the public.

Lue Chagnon, an abutter, asked what the responsibility of the developer is in regards to improvements of the road.

S. Williams explained that any problems that exist now will continue to exist and will not be the responsibility of the developer to fix them. The Highway Department will require a road bond.

There was discussion about where the Class V road ends and the Class VI road begins. The Board asked W. Smith to clarify this on the final plans.

Duane Hammond asked when construction begins who will be doing the blasting. He was concerned about the blasting creating cracks in his foundation.

D. Collier stated that it is unknown at this time but whoever does it will need a license and a there are state regulations. K. McWilliams suggested abutters take photos of their foundations to document their condition prior to blasting.

Sandy Hammond, an abutter, was concerned about the cutting of trees causing more erosion because the trees won't be there to absorb the water.

D. Collier explained that part of the requirements is Best Management Practices and that would address the issue of cutting cause erosion. Stumps should be left in place to minimize erosion.

D. Collier closed public input.

K. McWilliams noted there will be a new public and abutters notice for the final subdivision application.

VI. OTHER BUSINESS

1. Old Business – None
2. New Business – J. Dever received a building permit submitted by SAI Communications on behalf of AT&T to install three new antennas on the 130 foot tower on Prospect Mountain. The three new antennas will fill positions on the tower that are presently unused. They were built when the tower was built to be available for more antennas. They will not be exceeding the tower height and there will be no new ground shelters or equipment. These need to be reviewed by the Planning Board before the Code Official issues the permit.

S. William motion to approve the three new antennas on the 130 foot tower on Prospect Mountain.

R. Howard seconded the motion.

B. Curtin suggested that the GPS antenna on the ground shelter be added to the motion as the 4th antenna.

S. Williams amended his motion to include the GPS as the 4th antenna.

R. Howard seconded the amended motion.

All voted in favor.

S. Williams suggested the staff try to find speakers who meet with the Planning Board to better understand Agenda 21.

3. Approval of Minutes:

B. Curtin made a motion to approve the minutes of April 16, 2013 as presented.

S. Williams seconded the motion with all in favor.

B. Curtin made a motion to approve the minutes of May 8, 2013 as presented.

S. Williams seconded the motion with all in favor.

4. Correspondence – None

5. Any other Business that may come before the Board – None

VII. PUBLIC INPUT

There was none at this time.

VIII. Adjournment

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

The Public Hearing adjourned at 6:51 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes