

**Alton Planning Board Approved by Board 8-23-07
May 29, 2007**

**Master Plan Public Hearing
7:00 p.m. Alton Town Hall**

Minutes

Members Present: Bruce Holmes, Jim Bureau, Bill Curtin – Selectmen’s Rep, Bonnie Dunbar, Tom Hoopes – Chair, Scott Williams, Jeremy Dube, Cindy Balcius

Members Absent: None

Others Present: Monica Jerkins, Planning Technician, Mike Izard, LRPC, and others as identified as below.

Call to Order: T. Hoopes called the meeting to order at 7:00 p.m.

Appointment of Alternates: T. Hoopes appointed B. Dunbar as alternate.

Approval of Agenda: No changes to the agenda.

Public Input: Chuck Weston of Alton Mountain Road spoke of concerns with regulations regarding drainage. Mr. Weston suggested that drainage studies be done according to the maximum allowable building of impervious surface on a particular lot. T. Hoopes stated that the Board is conscious of drainage related problems and has intentions of addressing the issues in the near future, beginning with a Worksession to educate the Board more on drainage and erosion controls. C. Balcius invited Mr. Weston to attend the Worksession. Monica will try to make a point to notify Mr. Weston of the Worksession date and time.

Ruth Messier asked for clarification on the Chair position and the Clerk since T. Hoopes was the Clerk and was just appointed Chair. The Board stated that they would appoint a clerk at a later meeting. Page 3 of the Natural Hazards, the tanker truck gasoline spill occurred on July 3, not January 3.

1. Vision: **outlines goals and objectives for the community based on information received from a community survey conducted in 2005.** T. Hoopes introduced the Vision Chapter as the product of a Committee chaired by Marcella Perry. This chapter is a new chapter to replace the Goals and Objectives chapter from 1990 and the 2-page Vision chapter from 2002.

Mike Izard suggested that people ask questions and the Board address specific concerns.

Justine Gengras of the Conservation Commission asked about future

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plans to change the Rural Zone to multiple zones that stagger the uses that are allowable. Ms. Gengras expressed the desire to have larger lot requirements in the Rural Zone. T. Hoopes explained that the Planning Board's charge was to plan for the goals of the Community as a whole. The direction was outlined by the Community survey that was completed in 2005. T. Hoopes explained that no zoning changes are specifically proposed at this time, the Master Plan was simply the basis for future planning.

The Board discussed agricultural uses in the Rural Zone, specifically, horses and chickens on smaller lots. C. Balcius and B. Dunbar commented that the ability to have animals on your property fits within their definition of what "rural" is. T. Hoopes concurred. Ms. Gengras disagreed.

B. Dunbar pointed out a typo on Appendix B, page 1. Reference item "I" had been dropped inadvertently during a previous revision.

Ruth Messier asked about when updates would be considered. T. Hoopes stated that the chapters should be revised about every five years, but more community involvement is needed to achieve that goal. J. Dube stated that he would like to express his appreciation for the community involvement that the Board has received throughout the Master Planning process as it has been going on for quite some time and he feels that appreciation should be shown for individual efforts.

Bonnie Dunbar made a Motion to accept this Vision chapter to replace the Goals and Objectives chapter dated 1999 and the Vision appendage from 2002 with the typographical change on the footnote of page one of Appendix B. Cindy Balcius seconded the Motion. The Motion passed with all in favor.

- 2. Land Use: identifies existing land uses and their impact on the Town as well as provides some insight into possible future land uses and what their impact would be.**

Justine Gengras discussed page 22, Conservation. Ms. Gengras suggested mentioning "open space" in the paragraph. S. Williams asked how the state defined "open space." Ms. Gengras was unable to quote the RSA, but continued to discuss the various qualifiers for tax benefits for landowners dedicating their land for conservation. M. Jerkins suggested the following change in the wording to include "open spaces":
Conservation lands are ~~these~~ *open spaces* that contain natural qualities that should be protected. The Board discussed whether this change

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would be considered sustentative. The conclusion was that the suggested change was appropriate and did not change the substance of the section.

Ms. Gengras discussed adding language to include farms into the descriptions of what is currently protected by conservation easements. The Board discussed whether the change would require another public hearing. The Board continued to discuss the necessity of listing every kind of current conservation easement.

Ms. Gengras asked about Goal 3.2 and the origination of the note about electric wind generation facilities. The Board explained that the note was made to protect the view shed since a real possibility exists for federal or state legislation mandating alterative forms of energy much like the federal legislation that regulates cell tower locations.

Ms. Gengras pointed out that the Future Land Use map had some omissions and errors. Ms. Gengras and T. Hoopes will confer with Mike Izard and LRPC regarding the missing or incorrect information.

J. Bureau pointed out a typo on page 7. B. Dunbar mentioned an update needed in Appendix A where there was a reference to a Section of the Zoning Ordinance. The Board discussed some other minor typos, which M. Izard will fix in final version.

The Board discussed whether the changes were substantial enough to hold another public hearing. M. Izard stated that he does not believe the changes to be more than administrative. They should not require additional public hearings.

J. Gengras asked about the color choices for the maps. J. Gengras asked about the Natural Resources chapter. S. Williams stated that the conservation land should be called unfragmented land. J. Dube stated that the references on the plan were referring to the future land uses, not the existing conditions. B. Dunbar suggested placing "unfragmented land" in parenthesis next to conservation areas. C. Balcius stated that the place to address the concerns regarding protecting and preserving unfragmented areas would be in the Natural Resources chapter.

Cindy Balcius made a Motion to accept the Land Use chapter with the previously discussed changes to replace the 1999 Land Use chapter. Bill Curtin seconded the Motion. The Motion passed with all in favor.

Meeting break. Reconvene at 8:31 p.m.

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- 3. Natural Hazards: identifies potential natural threats to the Town and its citizens and then briefly outlines emergency preparedness objectives to handle emergency situations caused by these natural hazards.**

Mike Izard presented the chapter. The chapter is based on the Hazard Mitigation Plan that has been adopted by the Select Board.

J. Bureau stated that on page 3, the names of the people should be removed from the document. The tanker truck gasoline spill should be NH Rte. 28, July 3, not January 3. On page 6, the web link should be verified or removed and left more generic. Also, page 6, "lightning" is misspelled. On page 13, the first word of the last paragraph should be "existing" not "exiting".

Ruth Messier spoke about her concern over updating some of the info since 2005 when the chapter was originally drafted. Flooding has been increased within the last two years. The Board discussed the cause of flooding, floodplain location versus unusual rain events.

M. Jerkins suggested that a note be placed that identifies the date from which the data was current. Then the Board could update the data with the next round of Master Plan revisions. Mike Izard will provide a note in the introduction stating the date of data resource.

S. Williams asked about whether all of the dams are listed. Mike Izard stated that the dams listed are Class B & C level.

Ruth Messier asked about a typo on page 10 in the last paragraph. Bonnie Dunbar asked about the accuracy of the wind zone information. She stated that Alton is in the 90 mph wind zone per the International Building Code. M. Izard stated that the info was generic to the entire Northeast. The Board discussed the ramifications of including a 160 mph wind zone in the Master Plan and making a statement about building standards be implemented to withstand 160 mph wind zones.

Ruth Messier stated concern over the water contamination section on page 11. S. Williams stated that Irving is removing the tanks as of today. R. Messier stated that the Town should be notified along with the state when spills occur. Cindy Balcius stated that it is not only regulated by DES, but is now regulated on a federal level. R. Messier reiterated that the Town should have a regulation in place that requires Town officials be notified in the event of spills. The Board discussed ways to require such

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notification. The general consensus was that any ordinance regulating notification should be written by the Selectmen.

Ruth Messier stated that the remainder of her concerns involved the aquifer protection, but mostly reiterated what she'd already stated.

Bonnie asked about the reference to Appendix B on page 15. The Appendix was in the plan, but the reference should be made clearer as to where to locate Appendix B. Mike Izard stated that the reference could be found on page 14, Table 4.

S. Williams motioned to table discussion on the Natural Hazards Chapter pending updated information from LRPC. C. Balcius seconded the Motion. The Motion passed with all in favor.

4. Any other business.

Motion by S. Williams to adjourn. T. Hoopes thanks the members of the public for attending tonight's meeting. The Motion was seconded by J. Bureau. All in favor.

Adjournment

Tom Hoopes, Chair