

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Public Hearing Minutes
July 19, 2011
Approved 8/16/11**

Members Present: Tim Roy, Chair
Scott Williams, Vice Chair
Tom Hoopes, Member
David Collier, Member

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

I. CALL TO ORDER

T. Roy, Chair, called the Public Hearing to order at 6:13 p.m.

II. APPOINTMENT OF ALTERNATES

There are no Planning Board Alternates to appoint.

III. APPROVAL OF AGENDA

K. McWilliams stated there were three continuations. The first is P11-09, Robert Carleton, Lot Line Adjustment. Also P11-18, Mr. Morrill & Metrab, Lot Line Adjustment. Also Mr. Morrill, Subdivision P11-19. All three are continued until next month August 16th.

S. Williams made a motion to accept the agenda as amended. D. Collier seconded the motion which passed with all in favor.

IV. PUBLIC INPUT

There was no public input at this time.

V. REVIEW OF CONCEPTUAL APPLICATION

Case #P11-16 Matt Ferruccio	Map 10 Lot 12	Conceptual Consultation Two Lot Subdivision Davis Road
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Matt Ferruccio wants to subdivide a 49 acre lot into lots of 20 acres and 29 acres. Frontage would be on Davis Road. The first 750 feet of Davis Road is a Class V road. Beyond that the frontage for the new 20 acre lot would be on the Class VI section of road.

K. McWilliams explained that they are looking for four waiver requests. This is in anticipation of preparing a final minor subdivision application. They are asking for a waiver on a metes and bounds survey on the large parcel. They have an existing survey of that piece that they would like to substitute. They are asking

to not have to do two foot contour elevations on the larger piece. They do plan on doing that information on a portion of the 20 acre parcel being split out. There are wetlands located about 840 feet northeast from where their building site is. He felt it didn't seem necessary for them to map wetlands. Finally they are asking for a waiver from the maximum ratio of 4 to 1 for lots between 11 and 50 acres. They have submitted a couple of maps. They would like to include more acreage in that northeast corner to make a more logical break for that end of the property but it would exceed the 4 to 1 ratio. He does not see any problem with the waivers they are requesting and recommends that the Board approve those waivers. He also wanted to note that they are planning to build that class VI part of the road to class V standards with the exception of paving. The Board of Selectmen approved the waiver of paving the road.

T. Hoopes spoke about the waiver from the wetlands. He explained that the reason for requiring wetlands mapping is that they don't want to have someone split the property and then only be able to access the back property through wetlands. As long as they can show that there are no wetlands on the frontage he does not have a problem with it.

Loren and Matt Ferruccio spoke on behalf of their application.

T. Roy explained that they only had four voting members tonight. Even if they don't have a problem with the waivers someone else might be at the final meeting and may not approve them. He wanted them to know that it is not binding.

T. Hoopes stated that technically you cannot do a subdivision on a class VI road. The approval of the road to class V needs a break point so the Board can sign off on the road. Once it is brought up to class V standards then they can approve the subdivision.

S. Williams asked how far up the class V road goes now.

M. Ferruccio explained that the class V road goes roughly 750 feet and that is what the survey will show. There is going to be about 450 feet of the class VI road. The Town is not going to change the road designation to class V but they are requiring the road to be upgraded to the class V standards and they will be allowed to subdivide as long as it is up to class V standards.

D. Collier spoke about being sure when the surveyor comes in to make sure that the new lot is all surveyed with the metes and bounds because that is one thing that they wouldn't waive.

M. Ferruccio indicated regarding the two foot topo survey they are requesting to provide the information around the immediate area of the two acre house lot and not the full 20 acres.

S. Williams suggested that the only thing he would have them add to the topo survey is the driveway path because they do have a driveway ordinance and that way they can see that the driveway ordinance is being followed.

T. Hoopes stated that they would have to come up with the verbiage from J. Sessler to find out how they do the subdivision on the class VI. The Selectmen have approved it but they are not going to change it to a class V.

K. McWilliams stated that J. Sessler said that they should treat it as a private road.

M. Ferruccio stated that they are going to start the driveway on the class V road.

**VI. COMPLETENESS REVIEW OF NEW FINAL APPLICATOINS AND PUBLIC HEARINGS
ON NEW APPLICATIONS (If applications are accepted as complete)**

Case #P11-17 Bonne Dunbar Trust	Map 21 Lot 12	Subdivision – Two Lots Brook & Bridle Lane
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On behalf of Bonnie Dunbar Trust, Steven J. Smith & Associates, Inc. is submitting a request to subdivide 13.28 acres. The proposed subdivision will create one new 3.03 acre lot with over 400’ of frontage on Brook & Bridle Lane and a 10.25 acre lot with 731 feet of frontage on Roberts Cove Road. The new lot has an existing one bedroom house, sewage disposal system and water supply. The 10.25 acre lot has an existing 7 bedroom inn that will become a 7 bedroom house with a septic system. No new construction is being proposed. This is located in the Lakeshore Residential (LR) Zone.

K. McWilliams explained that there is a minor thing that needs to be taken care of in regards to the plat. The name, address, stamp and seal of the wetlands scientist needs to be added before it is signed and recorded. They are asking for two waivers. One is for having to provide elevations on the larger lot and the other is for having to provide wetlands information on the larger lot. Then they are asking for a waiver in terms of the standards for the private road. The table on Standards for Private Roads that is in the Subdivision Regulations would call for an 18 foot wide travel way with 1 ½ foot shoulders on each side. They are requesting a waiver to be allowed to use the 16 to 18 foot wide travel way that exists presently with no shoulders. There are a couple of turnouts. It is an existing road. That road, through some documentation that the applicant has provided, has much lower usage now than it has in the past so the amount of traffic using that road is going down instead of up. K. McWilliams does not see a problem with the waivers and recommends approval of the waivers and recommend that the Board deem the application as complete.

T. Hoopes stated that he was familiar with Bonnie Dunbar but has nothing to gain from this subdivision.

T. Roy stated that they are all familiar with Bonnie as she was a Planning Board member for a time.

S. Williams moved to grant the waivers 7.2.27 Elevations and 7.2.33 Wetlands and to accept the application as complete. Also to allow a 16 to 18 foot travel way with no shoulders and two turnouts in lieu of the standard requirement of an 18 foot travel way with 1 ½ foot shoulders. The applicant wants to leave the road as currently constructed.

D. Collier seconded the motion.

T. Roy suggested that they do the waivers as one motion and then they will go back.

S. Williams moved to grant the waivers 7.2.27 Elevations and 7.2.33 Wetlands and to add to that allow the 16 to 18 foot travel way with no shoulders and two turnouts in lieu of the standard requirement of an 18 foot travel way with 1 ½ foot shoulders.

D. Collier seconded the motion with all in favor.

S. Williams moved on Case P11-17 to accept the application as complete.

D. Collier seconded the motion with all in favor.

K. McWilliams stated that initially the Fire Department requested the applicant look into the feasibility of providing an easement for a dry hydrant to be installed on the shoreline. They subsequently went down and evaluated that further and decided that is too shallow to do that and these would not be good access so the Fire Department has decided to not make that request at this point.

Michael Beamis from Steven Smith & Associates represented Bonnie Dunbar. He did the survey work and put the plans together and now that they have granted the waivers it is pretty straight forward. It is a 13 acre lot that is already approved with buildings on it and wanting to cut one of the summer homes out with the 3 acres with it separating it from the property with the rest of the summer homes which would be a little over 10 acres. The State has already given them subdivision approval with their review of the soils, slope and lot loadings.

S. Williams asked if she was intending to give up her rights as an Inn and use this as a house.

M. Beamis stated yes she is. From what he understands they did not run it as an Inn last year. It was advertised that way but they did not rent it out. They are not doing it this year. The only thing they would do with the Inn building is probably rent it as a summer house rental. Two other summer cottages on that 10 acre piece are being rented now.

T. Roy opened it up to the public. Seeing none he closed it.

T. Hoopes made a proposal to approve the subdivision by the standard conditions of approval pre and post inclusive of the listed recommendations.

K. McWilliams stated that the only ones not listed are getting a DES Subdivision approval.

T. Hoopes made a motion to approve Case P11-17, the Bonnie Dunbar Trust, Subdivision 2-lot, Brook & Bridle Lane with the standard conditions to be filled in by the Town Planner including the recommendations that were listed which are:

- 1.) A note should be added to the plan about the need for building and site development to comply with the provisions required by the flood plain development overlay district.
- 2.) The plat needs to include the name, address, stamp and seal of the wetland scientist prior to signing and recording of the plat.
- 3.) Submittal of NHDES subdivision approval.

D. Collier seconded the motion with all in favor.

VII. OLD BUSINESS:

There was none.

VIII. NEW BUSINESS:

K. McWilliams asked the Board about the need for a second set of mylars. The Board agreed that there was no need for keeping a set of mylars at the Town Hall. He also spoke to the Board about the CIP and how they plan on approaching it this year. They hope they will have a Selectman and a member of the Budget Committee on the CIP Committee.

IX. APPROVAL OF MINUTES:

June 21, 2011:

T. Hoopes made a motion to accept the minutes as presented of June 21, 2011 on the second draft. S. Williams seconded the motion with all in favor.

X. Public Input

David Howe spoke in question of the Carleton hearing. He was told that it was postponed to August 16th. This is just for the Lot Line Adjustment. They will be putting in an application and should have plans in by next Tuesday the 26th.

XI. ADJOURNMENT

S. William made a motion to adjourn. D. Collier seconded the motion which passed with all in favor.

The public hearing adjourned at 7:45 p.m.

Respectfully submitted,

Randy Sanborn
Recorder