

**TOWN OF ALTON
ALTON PLANNING BOARD
Approved 9/09/08
July 21, 2008**

Members Present: Cynthia Balcius, Chair
William Curtin, Selectmen's Representative
Bonnie Dunbar
Timothy Roy
Thomas Hoopes

Others Present: Sharon Penney, Town Planner
Members of the Public

I. CALL TO ORDER

C. Balcius called the meeting to order at 5:19 PM.

II. APPOINTMENT OF ALTERNATES

Bonnie Dunbar was appointed as a member.

III. APPROVAL OF MINUTES

This was moved to the work session, scheduled to start at 6:00 PM.

IV. APPROVAL OF AGENDA

MOTION:

T. Hoopes motioned to approve the agenda, as amended and to moved the approval of the minutes of the work session, and W. Curtin seconded the motion. The motion passed by unanimous vote. (CB, WC, BD, TR, TH)

V. PUBLIC INPUT

There was no public input.

VI. CONTINUANCE

**Case #P08-08
Heath**

Map 8; Lot 25

**Site Plan
182 Frank C. Gilman Hwy**

Application submitted by Thomas Varney of Varney Engineering, LLC, on behalf of agent Melissa Guildbrandsen of Alton Law and applicant Ryan Heath for a proposed fifty-three unit

elderly housing development. (Fifty-two new buildings and the current building.) This parcel is located in the Residential Rural Zone. This is continued from July 15, 2008 meeting.

T. Hoopes gave a summary of the discussion from the previous meeting. He stated that all the questions were addressed from the second and third reviews of the plans. He stated that basically where they stood was that they were ready for a vote but he felt more Board members should be present. He stated he wasn't sure about the density of the property. He spoke about the size of the wetlands and the setbacks. He stated that the wetlands should not count in the density. He stated he wasn't pleased with the density of the plan but felt there was no way he could justify saying they needed to cut back on the number of units.

B. Dunbar stated she would like more pines put in a stagger fashion for coverage. She stated she knew the property had been logged and asked if there was a possibility of placing more trees on the property for shade. C. Balcius stated it was up to the applicant but felt that maybe the applicant could consider having a "no cut" area by the wetlands.

M. Guildbrandsen spoke about wetland buffers and stated they had kept away from the wetlands as much as possible. She felt it wouldn't be reasonable to post signs around the wetlands because it wasn't land that was intended to be cut. R. Heath stated that the trees were cut quite a bit and there was some growth in the area already. He stated he had no intentions of cutting in the area anymore.

T. Hoopes stated they had talked a while back about approaching the driveway for the development and mentioned the possibility of a turn-off lane for traffic. R. Heath reported that DOT will not allow a turning lane and that they had spoken with him about the mouth of the driveway so that people can pull off quickly.

C. Balcius stated that a lot of the abutters had concerns about this project and that this brought to light a lot of weaknesses of the ordinance. She spoke about what was needed for the applicant to present this design to the Board.

There was discussion about the zoning in that area of Route 140. B. Dunbar spoke about having town water available at the site.

C. Balcius asked if there was a possibility of B. Dunbar's suggestion being a condition of approval and R. Heath stated they follow that condition of approval.

C. Balcius asked if any of the state permits had been filed for yet and R. Heath stated they had not filed for the permits yet because if any changes were made that they would need to re-file for the permits. He spoke about what he was told about the permits and making changes.

MOTION:

T. Hoopes motioned to approve Case #P08-08 with the following standard conditions of approval:

- 1. Applicant shall comply with all of the Town of Alton site plan regulations for subdivisions.**
- 2. A copy of the necessary Federal and State and/or Local permits shall be received by the Planning Department and the numbers shall be added to the plat prior to signing.**

3. A note shall be added to the plat prior to signing stating that Best Management Practices (BMPs) shall be utilized for any timber cutting on site.
4. All "To Be Set" notes shall be removed from the plat and all monumentation shall be set prior to signing.
5. The approval is based on the plans, specifications and testimonies submitted to the Planning Board. Any alterations, additions or changes to the plans are not authorized and require additional Planning Board approval.
6. There shall be "No Cut Wetlands Boundary" signs for the wetlands posted in and around the wetlands designated areas, utilizing Planning Board approved standard signage.
7. Property boundary view buffering shall consist of a double row of trees planted in a staggered manner along all open property boundaries. The trees shall consist of either white pine or hemlock and possess similar foliage cover in thickness and fullness on the perimeter and shall also successfully survive the winter over or be replaced.
8. The covenants, easements, lease and bylaws which pertain to Age 62 and older tenancy requirements and all other standard language shall be approved by the Town's attorney.
9. Approval is contingent upon the successful installation and extension of Town water.
10. The storm water pollution prevention plan shall be posted on-site and available for review during construction.
11. A drainage maintenance plan shall be submitted to the town and implemented annually.
12. "As Builts" plans shall be submitted showing the exact location of all constructed buildings, roads and associated drainage structures before any Certificate of Occupancy is issued.

**T. Roy seconded the amendment to the original motion.
The amendment passed by unanimous vote. (CB, WC, BD, TR, TH)**

The vote was called on the original motion. The motion passed by unanimous vote. (CB, WC, BD, TR, TH)

VII. ADJOURNMENT

MOTION:

T. Hoopes motioned to adjourn and C. Balcius seconded the motion. The motion passed by unanimous vote. (CB, WC, BD, TR, TH)

The meeting adjourned at 5:45 PM.

Respectfully Submitted,

Krista Argiropolis
Recorder