

**Town of Alton Planning Board & Zoning Amendment Committee**  
**PUBLIC MEETING**  
**DRAFT Minutes**  
**October 8, 2014**

Members Present: Tom Hoopes, Planning Board Vice Chair and ZAC member  
Roger Sample, Planning Board Member  
Paul Larochelle, ZBA and ZAC Member  
Scott Williams, Planning Board and ZAC member  
Paul Monziona, ZBA and ZAC Chairman  
Ray Howard, Planning Board Member

Others Present: Ken McWilliams, Town Planner  
John Dever, Town Code Official  
Carolyn Schaeffner, Recording Secretary  
Members of the Public

Members Absent: Marc DeCoff, Selectman and ZAC member  
Lou LaCourse, Selectman and ZAC member  
Bill Curtin, Planning Board and ZAC member  
Dave Collier, Planning Board Chair

**Call To Order** Vice Chairman Hoopes called the meeting to order at 7 p.m.

T. Hoopes explained the meeting's intent is to hear the recommendations from the Zoning Amendment Committee regarding 2015 Zoning Amendments with the opportunity to discuss, clarify, make any changes and or additions to the proposed Zoning Amendments.

**1. Amendment #1**

**The Planning Board's Amendment #1 proposes to amend Article 300 by adding a new SECTION 359 Stormwater Management to manage erosion control for building development on or above slopes 15% or greater.**

P. Monziona presented Amendment #1

**Discussion**

R. Howard confirmed this is an entirely new section. Applies to slopes 15 percent or greater.

P. Monziona noted written "user friendly"

J. Dever added this is geared toward the homeowner managing water runoff impacting neighbors. Worked hard to make this as effective as possible. Key is to manage the land.

S. Williams noted the title Stormwater Management. Management is the key word.

R. Howard feels this is going to cost the homeowner.

J. Dever noted this is protecting the land downslope and downstream. There is nothing in our zoning or anything else to address this issue. Helps the town to be pro-active in the development process.

**MOTION** S. Williams moved to suspend reading of each Amendment verbatim. Second by R. Sample. No discussion. Motion passes with 3 in favor. 1 opposed.

P. Monziona asked if the Planning Board was going to vote on this tonight or another night.

K. McWilliams noted the Board can move amendments forward to a public hearing if the Planning Board feels comfortable voting on them tonight. This is the first night reviewing this in public. There will also be public hearings in December/January.

R. Howard – Page 3, D 5. and 6. are redundant.

T Hoopes opened the discussion up to the public.

R. Howard asked about page 4, G1. referring to Rockingham County. K. McWilliams noted this county created this Manual and that it why it is referred to. Page 5, Section 6 question what it is referring to. K. McWilliams noted it refers to rate-of-run-off.

S. Williams Page 3, Section 6. “will” follow change to “should” follow. Same with #4 “will” to “should”.

T. Hoopes suggested Planning Board to take home and re-read and not vote on tonight.

Barbara Howard spoke from the public.

R. Howard question on page 7, Line 5. Concern that the taxpayers will not know the cost to them.

General discussion regarding the fee. Staff will investigate.

**MOTION** S. Williams moved Amendment #1 to be continued to November 4 meeting with the verbiage changes as outlined and report of a fee schedule. Second by R. Sample. No discussion. Motion passes with all in favor.

#### **1. Amendment #2**

**The Planning Board’s Amendment #2 proposes to amend Article 600, Section 660 Floodplain Development Overlay District and floodplain related definitions in Article 200 Definitions.**

P. Monziona presented Amendment #2.

#### **Discussion**

K. McWilliams noted the main benefit of this amendment is the ability to purchase flood insurance whether your property is in or outside flood plain area. National Flood Insurance regulations require this ordinance in order to purchase flood insurance.

T. Hoopes opened discussion up to the public.

Phil Whitman spoke from the public.

There were no changes to this Amendment.

**MOTION** S. Williams moved Amendment #2 to be continued to the November 4 meeting for discussion. Second by R. Sample. No further discussion. Motion passes with all in favor.

**2. Amendment #3**

**The Planning Board's Amendment #3 proposes to amend Article 300 by adding a new Section 351 Accessory Manufactured Home for a Relative with a Health Issue.**

P. Monziona presented Amendment #3.

There is a recognized need for this Amendment in the town of Alton. This Amendment give certain assurances that this is not abused. This is temporary and needs medical certification. This does not include RV.

R. Sample and R. Howard mentioned that 2 months is a short period of time to remove the manufactured home.

P. Monziona. This time period may be extended by the Code Enforcement Office regarding extenuating circumstances upon application to the Code Enforcement Officer.

T. Hoopes opened discussion up to the public.

Barbara Howard spoke from the public.

Changes Page 14, B. and C. remove the word Recreational Vehicle.

Discussion on the term "relative". John Dever will research other localities to see how they define it.

**MOTION** S. Motion moved Amendment #3 with corrections on page number 14 B and C to remove "Recreational Vehicle" and office staff to research the question of verbiage of "relative". Second by R. Sample. No further discussion. Motion passes with all in favor.

**4. Amendment #4**

**The Planning Board's Amendment #4 proposes to amend Article 300, Section 320 A., 6 Replacement of Structures for Nonconforming Uses that are Voluntarily Removed and Section 320 B., 5 Replacement of Structures that are Voluntarily Removed to provide greater flexibility.**

P. Monziona presented Amendment #4. Non-conforming structures working with in-kind replacement but not require to stay within that same footprint. Applies to structures non-conforming but also to structures that are non-conforming commercial. Keeps a restriction on the rebuild. Still need a special exception but can only be granted if you are keeping the same dimensions. This allows you to square-off the building.

T. Hoopes opened discussion up to the public.

There were no changes to this Amendment.

**MOTION S.** Williams moved for Amendment #4 to the Planning Board for their evaluation and public hearing. Second by R. Sample. No further discussion. Motion passes with all in favor.

P. Monziona noted that Amendment # 5 through #9 are “minor housekeeping” changes. More for clarification of language.

**5. Amendment #5**

**The Planning Board’s Amendment #5 proposes to amend Article 100, Section 110 Purpose and Authority to include the purposes for a zoning ordinance specified in RSA 674:17.**

P. Monziona presented Amendment #5.

T. Hoopes opened discussion up to the public.

Barbara Howard spoke from the public.

There were no changes to this Amendment.

**MOTION S.** William moved to continue Amendment #5 to November 4 meeting. Second by R. Sample. No discussion. Motion passes with all in favor.

**6. Amendment #6**

**The Planning Board’s Amendment #6 proposes to amend Article 400, Section 444 SPECIAL EXCEPTION, Paragraph B. Structure Setbacks to delete the reference to the setback requirements under RSA 483 B.**

P. Monziona presented Amendment #6.

T. Hoopes opened discussion up to the public.

There were no changes to this Amendment.

**MOTION S.** Williams moved for Amendment #6 to move to the Planning Board for their evaluation and public hearing. Second by R. Sample. No further discussion. Motion passes with all in favor.

**7. Amendment#7**

**The Planning Board’s Amendment #7 proposes to amend ARTICLE 200 DEFINITIONS to amend the definition of Frontage, Shoreland to delete the reference Section 601 titled Shoreland Protection Overlay District.**

P. Monziona presented Amendment #7.

T. Hoopes opened discussion up to the public.

There were no changes to this Amendment.

**MOTION** S. Williams moved for Amendment #7 to move to the Planning Board for their evaluation and public hearing. Second by R. Sample No further discussion. Motion passes with all in favor.

**8. Amendment #8**

**The Planning Board's Amendment #8 proposes to amend Article 300, SECITON 320 NON-CONFORMING USES, Paragraph B, 2 c to make the definition of abutter consistent with how it is defined elsewhere in the ordinance.**

P. Monziona presented Amendment #8.

T. Hoopes opened discussion up to the public.

There were no changes to this Amendment.

**MOTION** S. Williams moved for Amendment #8 to move to the Planning Board for their evaluation and public hearing. Second by R. Sample No further discussion. Motion passes with all in favor.

**9. Amendment #9**

**The Planning Board's Amendment #9 proposes to add or amend the requirement for septic system availability in all the zones.**

P. Monziona presented Amendment #9.

T. Hoopes opened discussion up to the public.

There were no changes to this Amendment.

**MOTION** S. Williams moved for Amendment #9 to move to the Planning Board for their evaluation and public hearing. Second by R. Sample No further discussion. Motion passes with all in favor.

Reminder of November 4 mtg. ZAC meeting on Oct 22 to go through draft ballot.

**MOTION** S. Williams moved to adjourn at 9:10 p.m. Second by R. Sample. No discussion. Motion passes with all in favor.

Respectfully submitted,  
Carolyn Schaeffner, Recording Secretary