

Town of Alton Planning Board & Zoning Amendment Committee
PUBLIC MEETING
DRAFT Minutes
November 12, 2014

Members Present: Dave Collier, Planning Board Chair
Tom Hoopes, Planning Board Vice Chair and ZAC member
Roger Sample, Planning Board Member
Scott Williams, Planning Board and ZAC member
Paul Monziona, ZBA and ZAC Chairman
Bill Curtin, Planning Board and ZAC member
Marc DeCoff, Selectman and ZAC member

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

Members Absent Lou LaCourse, Selectman and ZAC member
Paul LaRochelle, ZBA and ZAC Member
Ray Howard, Planning Board Member

Call To Order Dave Collier called the meeting to order at 6:00 p.m.

K. McWilliams met with town attorney Sessler – discussed proposed amendments and ballot. Attorney Sessler had very few comments and K. McWilliams will give his comments when each amendment is discussed.

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.

Discussion

Page 7, No. 5 – discussion of a fee. Basic fee to the town for Building Inspector's time.

S. Williams asked if the Selectmen will decide on fees. Noted this is already in wording.

K. McWilliams asked if they want a specific number for a fee put in amendment?

Agree to leave ordinance as worded.

MOTION T. Hoopes moved Amendment #1 to carry forward to public hearing, and to leave the wording as presented for page 7, number 5. Second by B. Curtin. No discussion. Motion passes with all in favor.

Confirmation - All agree wording of ballot for Amendment #1.

Ballot for Amendment #1. MOTION by M. DeCoff to carry the Ballot for Amendment #1 to public hearing. Second by S. Williams. No discussion. Motion passes with all in favor.

2. 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.

Discussion Updating an existing ordinance. Makes ordinance clearer. Rationale on ballot makes this clear.

MOTION T. Hoopes moved Amendment #2 to carry forward to public hearing. Second by M. DeCoff. No discussion. Motion passes with all in favor.

Ballot – addition to rational. After the word Program (second line), addition of word “which”.

MOTION by B. Curtin to correct the Rationale on the Ballot for Amendment #2, after the word Program (second line), addition of word “which” and to carry Ballot for Amendment #2 to public hearing. Second by M. DeCoff. No discussion. Motion passes with all in favor.

3. 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.

Discussion

K. McWilliams stated Attorney Sessler suggested change to “brought to the property and” how to define “relative”.

J. Dever – relative – use of word. This needs to be renewed each year.

Discussion on whether the land owner receives money for providing the housing.

S. Williams would like to see the wording “not for profit”.

Septic would have to be upgraded for the property.

MOTION by S. Williams to make the changes to add the wording “brought to the property and” and to carry Amendment #3 to public hearing. Second by B. Curtin. No discussion. Motion passes will all in favor.

BALLOT discussion adding same language to the ballot “can be brought to the property and” in the opening sentence and the Rationale.

MOTION by T. Hoopes to add to the Rationale after “to be” add “can be brought to the property and” added to the first sentence and to carry the Ballot for Amendment #3 to public hearing. Second by S. Williams. No discussion. Motion passes with all in favor.

4. Amendment #4 ballot - MOTION by T. Hoopes to carry the Ballot for Amendment #4 to public hearing. Second by M. DeCoff. No discussion. Motion passes with all in favor.

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.

Discussion

MOTION by T. Hoopes to carry Amendment #5 to public hearing as is. Second by M. DeCoff. No discussion. Motion passes with all in favor.

Ballot for Amendment #5

MOTION by T. Hoopes to carry the Ballot for Amendment #5 to public hearing. Second by B. Curtin. No discussion. Motion passes with all in favor.

6 7 8 9 moved to public hearing

5. Review of ballot for Amendments 6, 7, 8, and 9.

Ballot for Amendment #6.

Discussion - add "eliminate this authority " after the word "proposed to", under Rationale last sentence and to delete the words "be deleted in this "housekeeping" amendment".

MOTION by B. Curtin to carry Ballot for Amendment #5 to public hearing with change - add "eliminate this authority " after the word "proposed to", under Rationale last sentence and to delete the words "be deleted in this "housekeeping" amendment". Second by M. DeCoff. No discussion. Motion passes with all in favor.

Ballot for Amendment #7.

MOTION by T. Hoopes to carry the Ballot for Amendment #7 to public hearing. Second by M. DeCoff. No discussion. Motion passes with all in favor.

Ballot for Amendment #8

Rationale. New rewording of entire Rationale statement. "The purpose of this housekeeping amendment is to delete the requirement to notify other property owners within 500 feet to the property in question who are not abutters in order to be consistent with the term abutter as defined in the Zoning Ordinance or other regulations.

Page 17 – delete "or other property owners" second line down. Add "an approved" before the word "Water supply". Add "a" before the word "sewage".

MOTION by T. Hoopes to make the following changes to the Ballot for Amendment #8 under Rationale. New rewording of entire Rationale statement. "The purpose of this housekeeping amendment is to delete the requirement to notify other property owners within 500 feet to the property in question who are not abutters in order to be consistent with the term abutter as defined in the Zoning Ordinance or other regulations. Also, to make the changes on Page 17 under Amendment #8 beginning on the second line should read "adverse impact on abutters and that any expansion of the use (such as number of bedrooms) will be accommodated by an approved water supply and sewage disposal system

approved by the NHDES Subsurface Systems Bureau.” Second by M. DeCoff. No discussion. Motion passes with all in favor.

MOTION by T. Hoopes to carry the Ballot for Amendment #8 to public hearing. Second by M. DeCoff. No discussion. Motion passes with all in favor.

Amendments #9.

MOTION by T. Hoopes to carry the Ballot for Amendment #9 to public hearing. Second by B. Curtin. No discussion. Motion passes with all in favor

6. Minutes of October 22, 2014

Add the word to title of document – second line, “Joint” and at the end of the line “Planning Board”

Add Marc DeCoff and Roger Sample to the members present.

Delete – third line down on title, the “e” from the word Public.

MOTION by T. Hoopes to approve the minutes of October 22, 2014 as amended above. Second by M. DeCoff. No discussion. Motion passes with two abstentions (S. Williams and D. Collier).

6. **Other Business.**

Planning Board – schedule work session on December 2 to pick up discussion on observation manual at 6 p.m.

K. McWilliams noted they are dealing with a property owner Mr. Steele on Route 28 excavation project. Based on input – needs a special exception for an earth excavation permit. Mr. Steele wants to come to the Planning Board to get an interpretation of the regulations. Feels he is exempt. Discussion. They will invite Mr. Steele to the regulation public hearing meeting on December 16.

MOTION to adjourn by M. DeCoff. Second by B. Curtin. No discussion. Motion passes with all in favor.

Respectfully submitted,
Carolyn Schaeffner, Recording Secretary