

Town of Alton, NH
Joint Zoning Amendment Committee and
Alton Planning Board
Public Meeting
December 23, 2015
Approved January 19, 2016

Members present: Paul Monziona, ZAC Chair/ ZBA Vice Chair
Dave Collier, Planning Board Chair
Paul LaRochelle, ZAC member/ZBA Clerk
Bill Curtin, ZAC member/Planning Board member
Scott Williams, ZAC Vice Chair/Planner Board member
Peter Bolster, Planning Board member
Roger Sample, Planning Board Clerk

Others present: Ken McWilliams, Town Planner
Pat Pizzano, Secretary
Steve Whitman, Resilience Planning

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

Below are the results of the community survey

Question 1 For the Main St area zoned residential commercial (RC) are you in favor of more residential or vacant properties developing for/or converting to commercial uses? Results 140 answers
80% yes 53% no 2% N/A
For the Main St area zoned residential commercial (RC) are you in favor of more residential or vacant properties developing for/or converting to light industrial uses?
45% yes 83 % no 2% N/A
For the Main St area zoned residential commercial (RC) are you in favor of maintaining the current mix of uses along Main St and providing additional area for commercial and light industrial development outside the area currently zoned RC?
82% yes 44% no 8% N/A

Question 2 Does the existing land area zoned residential commercial (RC) along Main St provide enough opportunities for additional commercial development?
84% yes 47% no 7% N/A
Does the existing land area zoned residential commercial (RC) along Main St provide enough opportunities for additional light industrial development?
62% yes 54% no 18% N/A

- Question 3 If no to question #2, which of the following constraints do you feel inhibit commercial or light industrial development opportunities in the existing residential commercial (RC) zone?
 Lot sizes too small 62.5%
 Wetland constraints 20%
 Steep slope constraints 21.25%
 Inadequate area to expand septic systems 62.5%
 Other 27.5%
- Some of the “other reasons” were: parking congestion, traffic congestion, noise, historic preservation
- Question 4 Are you in favor of the Town encouraging small community septic and leach field systems designed to serve several commercial properties at once instead of individual systems for each property?
 Strongly favor 20.14%
 Favor 27.34%
 Neutral 17.27%
 Do not favor 12.95%
 Strongly do not favor 22.30%
- Question 5 Are there other areas of the Town you would like to see made available for commercial development?
 68.66% yes 29.10% no 2.24% N/A
- Question 6 If yes to question #5, would you support zoning the following areas for commercial development? (map provided)
 Property immediately east of the American Legion and Blake Industries
 86.49% yes 12.61% no .90% N/A
 Property at the corner of New Durham Rd. & Rte 11
 69.09% yes 28.18% no 2.73% N/A
- Question 7 Are there other areas of Town you would like to see made available for light industrial development?
 58.59% yes 36.72% no 4.69% N/A
- Question 8 If yes to Question #7, would you support zoning the following areas for light industrial development?
 Property located northwest of Rte. 28 and East Side Drive (including the Dahl Property)
 67.96% yes 25.24% no 6.80% N/A
 Property located on Rte. 28S south of Turtle Kraal RV Park
 69.23% yes 22.12% no 8.65% N/A

Question 9

Please provide your level of support for the following statements:

Encourage outdoor recreation related businesses:

Strongly support	45.66%
Support	39.10%
No opinion	7.52%
Do not support	5.26%
Strongly do not support	2.26%

Encourage tourist related businesses:

Strongly support	36.09%
Support	44.36%
No opinion	9.77%
Do not support	6.02%
Strongly do not support	3.76%

Encourage commercial development:

Strongly support	21.21%
Support	38.64%
No opinion	9.09%
Do not support	15.15%
Strongly do not support	15.91%

Encourage non polluting light industry:

Strongly support	24.63%
Support	39.55%
No opinion	10.45%
Do not support	14.18%
Strongly do not support	11.19%

Encourage home occupations/businesses:

Strongly support	43.94%
Support	37.12%
No opinion	8.33%
Do not support	8.33%
Strongly do not support	2.27%

Question 10

Are there other zoning issues you would like the Town to address?

Some of the issues were:

Main St. having town sewer, zoning laws for signs, Alton to remain rural, leave open fields, playground with modern structures, avoid municipal sewer with Wolfeboro, encourage businesses to come to Alton.

It was noted that the survey has been a good tool for the residents to express their views. It was discussed that keeping Main St. within a rural character and village look, encouraging outdoor and recreational businesses were important to the responders. Dave Collier stated that information needs to be obtained from the State regarding access on Rte 28 that the DOT controls. Ken McWilliams updated the committee on the new Planner, Nicola Strong. She is the Planner in New Boston and will be starting February 18, 2016. Ken will overlap with Nicola for a short time and both will attend the February 19th meeting.

Bill Curtin motioned to adjourn. Scott Williams seconded with all in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,
Pat Pizzano
Secretary