

TOWN OF ALTON PLANNING BOARD
Workshop minutes
October 27, 2011
Approved November 15, 2011

Members Present: Tim Roy, Chairman
Scott Williams, Vice Chair
David Collier, Clerk
Tom Hoopes, Member
Bill Curtin, Member

Others Present: Ken McWilliams, Town of Alton Planner
John Dever III, Code Enforcement Officer
Randy Sanborn, Secretary, Planning Department
Members of the Public

I. FIRST DRAFT-SITE PLAN REVIEW REGULATIONS

K. McWilliams gave an overview of how he developed the regulations, the procedure for adoption and the input he received from Russ Bailey, Administrator, James Sessler, Town Attorney, John Dever, Code Official and Pete Julia, Town Consulting Engineer.

A. Section 1

1. Revised – 1.01 Authority.
The only change was to add the date of the Town Meeting.
2. Revised – 1.02 Purpose
Paragraph (B) change “does and does not need” to “is or is not needed”
The sentence “and to provide a greater degree of flexibility in meeting the Town’s objectives” Was discussed and put off until later.
3. Revised -1.03 Jurisdiction
The word binding was added between “any offer”
4. Revised – 1.04 Applicability
Paragraph (B)-2-g Personal Wireless Service Ordinance allows replacement antennae by a building permit
Add all definitions from Zoning Ordinance and Subdivision Regulations
6. New – 1.06 Compliance With Zoning
No changes
7. New – 1.07 Compliance With These Regulations
No changes
8. New – 1.08 Professional Review
No changes
9. New – 1.09 Familiarization With Regulations
No changes
10. Revised – 1.10 Waiver of Regulations
No changes
11. New – 1.11 Applications Of The Most Restrictive Regulations
No changes

12. Revised – 1.12 Developments Having Potential Regional Impact
No changes
13. New – 1.13 Time Frames For Start Of Construction, Completion Of Construction
And Expiration Of Approval
No changes
14. New – 1.14 Time Frame For Compliance With Conditions
Added Paragraph (C) Phasing Time Frames
15. Revised 1.15 Security
Discussed adding a build first option with security provided for site stabilization if
site left exposed.
16. New – 1.16 Definition of “Active And Substantial Development And Building” and
“Substantial Completion Of Improvements Under RSA 674:39 Four Year Exemption
Requested to include on the standard list of conditions for a Notice of Decision.
17. New – 1.17 Signing the Site Plan And Issuance Of Building Permits
No changes
18. New – 1.18 Off-Site Improvements Fees
No changes
19. Revised – 1.19 Construction Observation Services And Escrow Account
No changes
20. New – 1.20 Site Plan Modifications
No changes
21. New – 1.21 Certificate of Occupancy Permits
Paragraph (C)-3 Added at the end “except for the 10% retainage as a maintenance
bond for the 18 month period following completion of improvements.

II. New Meeting Dates

Tuesday, November 1st @ 6:30 p.m.
Wednesday November 9th @ 6:30 p.m.
Thursday, November 10th @ 5:00 p.m.

III. Adjournment

B. Curtin made a motion to adjourn.

D. Collier seconded the motion. All were in favor making the motion unanimous.

The Workshop adjourned at 8:13 p.m.

Respectfully submitted,

Randy Sanborn
Recorder