

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2018-2019
NOVEMBER 13, 2018**

Members Present: Tom Hoopes
Dave Hussey
Phil Wittman
Paul Larochele
Scott Williams
Frank Rich

Others Present: John Dever, III, Code Official
Nic Strong, Town Planner

Scott Williams called the meeting to order at 6:00 p.m. +/- . He confirmed with Nic Strong that there were no changes to the agenda and accepted the agenda as written.

1. Old Business:
 - a) Proposed 2019 Amendments to the Alton Zoning Ordinance

Scott Williams asked Nic Strong to run through the proposed amendments.

Proposed Amendment #1. Nonconforming uses, structures and lots

There was one minor change to Proposed Amendment #1 since the last time the committee had seen it: the title of Section 320, G., was changed to "...existing elevations" from "...existing building dimensions.". The proposal clarified the definition of expansion of a nonconforming use, deletes some duplication of language, and clarified the language of expansion of structures beyond existing elevations.

Before moving on, Nic Strong mentioned that the public hearing with the Planning Board on the amendments would be December 18th. The ZAC had one more meeting scheduled on November 27th which should allow time to get everything to the Planning Board on time. She suggested that the committee could take the amendments and the rationales and review them for the meeting on the 27th and be ready at that meeting to move to submit them to the Planning Board for public hearing. The committee agreed with that idea.

Proposed Amendment #2. Condominiums

The amendment changed the number of units allowed in condominium buildings to five to be the same as multi-family dwellings.

Proposed Amendment #3. Stormwater Management

The amendment added language to the section that would require action under the existing Stormwater Management ordinance if runoff leaves a site and impacts someone else's property. Scott Williams suggested this should say "additional" runoff. The committee agreed.

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2018-2019
NOVEMBER 13, 2018**

Proposed Amendment #4. Product Storage Area

Nic Strong stated that initially John Dever was proposing this as a definition for product storage area which had a current example of shipping containers being kept on a piece of property with no sales onsite. The sales would probably be handled online and then the business owner would take the container and deliver it to the customer. She noted that John Dever's suggested requirements for this type of business went beyond what could comfortably be put in a definition so the proposal was to create a section in the Zoning Ordinance that would include the requirements for how the business should be operated. Nic Strong went on to say that the committee needed to determine if there would be a minimum acreage for the type of business, a required screening buffer, and also the districts that the business would be permitted in.

Nic Strong and John Dever pointed out that the definition and the section were not just to do with shipping containers, but other items could be stored as well, for example, cars stored offsite for a dealer, or snowblowers, ski machines, lawnmowers or tractors in crates that were not yet assembled, farm equipment, machinery being shipped overseas, etc.

It was noted that the acreage requirement would have to take into account the size of the product that was being stored while bearing in mind setback requirements and whatever was determined to be the depth of the required buffer. The committee had a lengthy discussion about the size that a lot should be to accommodate such a business but ultimately decided that it would depend on the type of product being stored, the need for delivery trucks to be able to access the site and turn around easily, and that they would have to prove that the business fit the site with all the setbacks and buffer requirements when they came to the Planning Board for site plan review. It was noted that there may not be the need for any engineering or drainage reviews if the items being stored could be placed on the site without the need for disturbing the soil.

It was noted that the screening needed to be suitable to hide the items being stored and that would depend on the location and topography of the lot in question. The ordinance required that screening be provided around the whole area and the buffer could be existing vegetation, plantings or a fence. It was further noted that the details could be dealt with during site plan review because it would depend on the items being stored, the distance from the street to the site, the topography of the lot and whether it was situated higher or lower than the road.

It was noted that the items may be stored long term or may come and go quickly. The traffic could be consistent or have heavy times - a business that stored excess items on such a site and may come to the site to collect items to take to their business elsewhere was different than someone selling the products online and delivering them to customers as they were sold.

Discussion took place about requiring the site to be on a paved road but it was noted that the ordinance required access from a Class V or better but did not have to necessarily be paved.

The committee discussed which districts to allow the use in and determined that there would be lots with enough space to allow this type of use and the access to get there in the Rural District. In the

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2018-2019
NOVEMBER 13, 2018**

Residential Rural District it was noted that there were some locations where it could work and the committee determined to require a Special Exception in that district to require the added level of review by the Zoning Board of Adjustment. In the remaining districts the use would not be allowed.

The committee determined that the screening buffer was an important consideration and there should be a measurement. Campgrounds require 75' in the current ordinance. A range of distances was mentioned - 25' to 50' depending on the type of product being stored and the abutting properties. It was noted that the Planning Board would probably take a site walk during the site plan review process and that on some lots 25' might be appropriate and that using the measurement as a minimum starting point might be a good idea. The committee asked John Dever and Nic Strong to propose the distance that they thought appropriate to discuss at the next meeting.

Proposed Amendment #5. Residential Rural Zone

The proposal was to specify that single family dwellings in the Residential Rural required one acre for one single family dwelling on a lot.

2. New Business

a) Discussion re: Zoning Map

Nic Strong noted that at the last meeting, Paul Larochelle had asked that a zoning map be included in the Zoning Ordinance. Nic Strong had provided the committee with two maps that she had been able to find in the Planning Department database and wanted to point out that the size of the town made it difficult to show the zoning districts in detail but the map gave an idea of the districts. The committee agreed that it was a good idea to include the map in the ordinance and thought the one that was updated 2004 should be included. The committee noted that GIS would be a very helpful tool for zoning district purposes as well as many other potential uses for town departments such as shoreland mapping, catch basin and culvert locations, fire hydrants, etc.

b) Discussion re: Table of Uses

Nic Strong noted that Scott Williams had suggested at a prior meeting that the Table of Uses be reviewed to make sure it was still accurate. The committee decided they would look at it prior to the next meeting for discussion.

3. Approval of Minutes

Tom Hoopes **MOVED** to approve the minutes of October 22, 2018, as written. Paul Larochelle seconded the motion and it **PASSED** unanimously.

4. Distribution of Minutes

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2018-2019
NOVEMBER 13, 2018**

Nic Strong noted that the October 22, 2018, minutes were supposed to be distributed for approval at the next meeting but the committee had already read them and just approved them.

The next meeting was already scheduled for Tuesday, November 27th, at 6:00 p.m.

PUBLIC INPUT:

There were no members of the public present.

At 7:00 p.m. Dave Hussey **MOVED** to adjourn. Frank Rich seconded the motion and it **PASSED** unanimously.

Respectfully submitted,

Nic Strong
Town Planner

Approved: November 27, 2018