# ALTON PLANNING BOARD Alton Town Hall

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#### **Approved 1-20-09**

Call to Order: at 7 p.m. by Bruce Holmes

**Present:** Bruce Holmes-Chairman, Tom Hoopes, Timothy Roy, David Hussey, Sharon Penney-Town Planner, Stacie Ames-Planning Assistant.

David Collier and Paul White present as candidate members.

**Appointment of Alternates:** None to appoint.

Planner informed that Case P08-31, McCauley requests to be continued to the January meeting. Case P08-32, Byrne requests to be continued to the January 2009 meeting.

Case# P08-31 Charles & Catherine McCauley Map 52 Lot 1&2

Boundary Line Adjustment 167 Route 11D

Application submitted by Bryan Bailey of Turning Point Land Surveyors & Land Planners for a proposed Boundary Line Adjustment to enlarge the smaller lot (lot 1) by adding .5 acres which will include the accessory building. This parcel is located in the Lakeshore Residential zone.

Case# P08-32 Joseph Byrne Map 32 Lot 3&5-1

Boundary Line Adjustment Riverlake West Street

Application submitted by George Chrisenton on behalf of Joseph Byrne for a Boundary Line Adjustment to allow an increase of size to lot 32/5-1 and give it access to Riverlake West Street. This parcel is located in the Residential zone.

**Approval of Agenda:** <u>Motion</u> by T. Hoopes to accept the agenda as amended. Second by D. Hussey. No Discussion. Vote unanimous.

**Public Input:** None seen or heard. Public input closed.

**New Applications for Public Hearing:** 

## Case P08-33 Bonnie Dunbar Trust

Map 21 Lots 12, 12-1, 12-3 Boundary Line Adjustment Robert's Cove Road

Application submitted by Michael Bemis of Steven J. Smith Assoc., Inc. on behalf of applicant Bonnie Dunbar Trustee for a proposed Boundary Line Adjustment. No new construction or development is being proposed and the three properties will continue as they have in the past. This parcel is located in the Lakeshore Residential zone.

Present for this case: Michael Bemis.

<u>Motion</u> by T. Hoopes to accept the application for Case P08-33 with waivers requested. Waivers 7.2.24 soils, 7.2.27 elevations, 7.2.33 no new construction soil disturbance. Second by D. Hussey. No discussion. Vote unanimous.

M. Bemis spoke of submitted plan and submit two adjustments on three parcels. Shifting the lot line between the two dwellings. The other adjustment is a triangle on the easterly end on the lot near the

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beach house and this is being added to the beach house lot. Purpose for estate planning. No new construction, grading, road building. Things will remain the same.

- B. Holmes noted this is a classic lot line adjustment.
- T. Roy asked if something should be noted in the deed for right of way.
- M. Bemis noted this is in the notes.

<u>Motion</u> by T. Hoopes to approve the case for P08-33 for a Lot Line Adjustment including the waivers. Second by D. Hussey. Discussion Planner stated they would like a copy of a new deed. T. Hoopes stated it makes better sense to make the changes even though no other changes are being made. Amendment that a corrected deed should follow the approval. Second by D. Hussey. No further discussion Vote unanimous.

### **Other Business:**

- 1. Approval of Minutes no minutes to be approved.
- 2. Old Business; No old business.

**New Business** 

- a. 1. Warrant Articles reviewed. Changes made by the Planning Assistant on Amendment #11. Tonight is for review for grammatical changes. At the public hearing, on January 6, there will be time to open this up for changes. <u>Motion</u> by T. Hoopes to send amendment forward as a Warrant Article. Second by D. Hussey. No discussion. Vote unanimous.
  - 2. Add number 12 Work Force Housing as read by the Assistant Planner. **Motion** by T. Hoopes to add amendment 12, Article 400, Section 463, Restrictions Governing Use, which is to be consistent to say no more than 5 dwelling units per structure. Also, text to include "this change is made to comply with the July 2009 implementation of the Work Force Housing Act RSA 674:58-61, Chapter 299, Senate Bill 342." Second by T. Roy. No discussion. Vote unanimous.
  - 3. <u>Motion</u> by T. Hoopes to move Amendment 3, 4, 5, 6, 7, 8, 9, 10, and 12 to the Public Hearing on January 6, 2009. Second by D. Hussey. No discussion. Vote unanimous.
- 3. Correspondence Granite State Architect Association document for FYI.
- 4. Any Other Business that may come before the Board.
  - a. When noticing the date for the second hearing for amendments list an inclement weather date to cover posting time. January 6 at 6:00 p.m. is the first public hearing for the zoning amendments. Snow date January 7 at 6:00 p.m. Second hearing is scheduled for January 20 at 5:00 p.m. and followed by regular meeting of the Planning Board at 7 p.m. Snow date for second hearing on January 21 at 5:00 p.m. followed by regular Planning Board meeting at 7 p.m.
  - b. Sharon distributed document on letter of credit release William Nutter/Chestnut Cove. Planner is asking the Board for guidance to authorize the withdrawal of the LLC technically. Town Road agent stated the guard rail has never been installed.

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Question on if Nutter is responsible for guard rail. Noted that the plan does not have the guard rail on. Discussion on who the responsibility lies. Suggestion on boulders across the driveway until safety risk is solved. Suggested to contact the mortgage company. <u>Motion</u> by T. Hoopes to initiate the Town Planner to discover the story behind the lack of guardrails. Second by David Hussey. No discussion. Vote unanimous.

T. Roy asked about the electrical power being a contingency to include the costs of bring in power. Note to add this to next January to include on the subdivision check-list.

Motion by T. Roy to adjourn. Second by D. Hussey.

Respectfully submitted,

Carolyn Schaeffner Recording Secretary.