

TOWN OF ALTON PLANNING BOARD
PUBLIC MEETING
Minutes
December 18, 2013
Approved 3/18/14

Members Present: Dave Collier, Chair
Tom Hoopes, Vice Chair
Roger Sample, Clerk
Bill Curtin, Member
Scott Williams Member

Others Present: Ken McWilliams, Town Planner
John Dever, Code Enforcement Officer
Steve Whittman, Jeffrey Taylor & Associates
Randy Sanborn, Secretary
Members of the Public

I. CALL TO ORDER

D. Collier called the meeting to order at 6:00 p.m.

II. ZONING AMENDMENTS

1. Amendment No. 1 proposes to add a new SECTION 362 Inclusionary Zoning Ordinance for Workforce Housing.

The Board discussed the Amendment.

There was no public input at this time.

S. Williams motion to move Amendment No. 1 to ballot with the change of deleting ‘encourage and’ from the paragraph under Inclusionary Zoning, Purpose.

B. Curtin seconded the motion with all in favor.

S. Whittman left the meeting at 6:10 p.m.

2. Amendment No. 2 proposes to add a new SECTION 356 RECREATIONAL VEHICLES that allows one Recreational Vehicle to be occupied on a lot with an existing dwelling unit for a period of less than 6 months in any calendar year.

There were no changes to this amendment.

D. Collier opened discussion up to the public.

Ronald Stevens from Abednego Road, asked if the recreational vehicles can be put on a vacant lot.

K. McWilliams stated that it cannot, it must be an accessory to an existing residence.

B. Curtin made a motion to move Amendment No. 2 to the ballot with no changes.

S. Williams seconded the motion with all in favor.

- 3. Amendment No. 3 proposes to amend ARTICLE 200 DEFINITIONS to amend the definition of street and to add definitions of driveway and seasonal use.**

There were no changes to this amendment.

D. Collier opened discussion up to the public. There was none at this time.

S. Williams motioned to move Amendment No. 3 to the ballot with no changes.

T. Hoopes seconded the motion with all in favor.

- 4. Amendment No. 4 proposes to add SECTION 361 Bunkhouse Regulations to allow one bunkhouse on a conforming lot accessory to a residential use and amend ARTICLE 200 DEFINITIONS to add a definition of bunkhouse.**

There were no changes to this amendment.

D. Collier opened discussion up to the public. There was none at this time.

S. Williams motioned to move Amendment No. 4 to the ballot with no changes.

B. Curtin seconded the motion with all in favor.

- 5. Amendment No. 5 proposes to add SECTION 360 Non-Habitable Structure as principal Building on a Lot and to amend ARTICLE 200 DEFINITIONS to add and amend associated definitions.**

There were no changes to this amendment.

D. Collier opened discussion up to the public. There was none at this time.

S. Williams motioned to move Amendment No. 5 to the ballot with no changes.

T. Hoopes seconded the motion with all in favor.

- 6. Amendment No. 6 proposes to add a new SECTION 359 Stormwater Management.**

The Planning Board discussed this Amendment. There were several questions and requested changes.

1. E.2.a. Deleted 'surveyor or engineer' and replaced with 'person preparing plan'.
2. E.2.d. Added 'if working within setbacks or otherwise approximate property lines'.
3. E.2.g. Added 'within proposed impact area'.

D. Collier opened discussion to the public.

R. Stevens asked if he could be sued if the engineer did something wrong and it didn't show up until later.

J. Dever stated that if he was sued by the Town then he would then sue the engineer.

T. Hoopes motion to move Amendment No. 6 to the January 14, 2014 Public Hearing Meeting.

B. Curtin seconded the motion with all in favor.

7. **Amendment No. 7 proposes to add Equitable Waiver of Dimensional Requirements to the roles of the Zoning Board of Adjustment as provided in the state statutes.**

There were no changes to this amendment.

D. Collier opened discussion to the public. There was no public input at this time.

B. Curtin motion to move Amendment No. 7 to the ballot with no changes.

S. Williams seconded the motion with all in favor.

8. **Amendment No. 8 proposes to amend the Aquifer Protection Overlay District to allow for uses other than a single family dwelling through a Special Exception process rather than a Variance process.**

There were no changes to this amendment.

D. Collier opened discussion to the public. There was no public input at this time.

S. Williams motion to move Amendment No. 8 to the ballot with no changes.

T. Hoopes seconded the motion with all in favor.

III. ZONING BALLOT

T. Hoopes asked to change the verbiage on Amendment No. 7 under Rationale.

V. Adjournment

S. Williams made a motion to adjourn. The motion was seconded by R. Sample and passed without opposition.

The Public Hearing adjourned at 7:20 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes