

Members Present: Chairman, Cindy Balcius; Vice-Chairman, Thomas Hoopes; Marcella Perry; Ex-Officio, Alan Sherwood; and Thomas Varney,

Members Absent: D. Brock, B. Dunbar and R. Eddy

Others Present: Town Planner, Kathy Menici; Secretary, Stephanie Verdile and others as identified below.

Call to Order: Chairman, Cindy Balcius called the meeting to order at 7:05 p.m. She announced the purpose the meeting and explained this is the second public hearing for the Interim Growth Management Ordinance (IGMO) and introduced K. Menici to provide an update since the last Public Hearing.

K. Menici spoke about the purposed of the proposed IGMO for Alton is to create an environment so the Planning Board will have the time to rewrite the Town's regulations. It will not stop the growth in the Town of Alton but it will limit the applications the Board will review. She read into the record the types of applications the Board will continue to review throughout the IGMO. She also spoke about the issuance of building permits and they would not be affected by the IGMO.

K. Menici spoke about the changes made since the last public hearing, on page one under Findings of Fact that was clarified. Also Developments for the Elderly is listed as paragraph I. There was a change in the commercial development that does not necessitate any changes to any Town Road.

Public Input-C. Balcius opened up the hearing for general public input at 7:10 pm, No one spoke and there were very few people in attendance.

T. Varney asked to keep the Public Input portion open and asked for clarification on the proposed changes to the setback requirements.

K. Menici read the section of the ordinance that will be changed. She noted there is no setback change; it is just the wording that will help clarify the setback requirements. She read the Section 227- Setback requirements and the grandfathered requirement should be second and the required setback should be listed first.

C. Balcius noted the receipt of the letter received by Attorney Hoover referring to his comments from the first IGMO Public Hearing. The Board read the letter.

T. Hoopes went on record to disagree with Attorney Hoover's comment on his use of the terms "shutting down development". He said they are still going to review applications and he wants to ensure that the comments from all residents from the Town of Alton are noted and used to develop comments in the Master Plan.

C. Balcius wants to make sure that people are aware that this is not a moratorium and the Planning Board is not stopping development; they are limiting the size and types of development so they can work on the regulations during a specific time frame.

K. Menici spoke about the comments made at the last meeting about shutting down the developers economic viability for the contractors and she said she worked with Tom Sargent, the Assessor and they researched the fact that there are 900 existing building lots of 5 acres or less that are viable for construction and for homes to be built.

Scott Williams, Contractor, Alton resident- spoke about the 900 lots available to be built on and he said those they would be for sale now if those lots really are available to be built upon. He accused the Board of putting up a smoke screen.

K. Menici asked S. Williams if the people that subdivided the lots why are they not for sale.

S. Williams said he didn't know to say those lots are available and what the Board is saying may be factually correct however he believes it is misleading.

C. Balcius added that the IGMO is not limiting the creation of new lots and it is not limiting the building permit applications. She spoke about the amount of time the Planning Board reviewed all the recent applications and cited situations when the Planning Board had to meet twice a month in order to handle applications.

S. Williams still asked again if the Department Heads have been asked for input.

C. Balcius spoke about how the Planning Board notifies other departments with the application review process. And they notified the departments of the proposed IGMO and the departments are assisting the Planning Board currently with regulation re-writes.

T. Hoopes spoke about the increase in calls the Fire Chief spoke about at the last meeting. He spoke about the Town's fire rating that was in jeopardy of not being carried by insurance because of the value of the homes in East Alton and the Fire Department had to purchase a new truck to satisfy the fire rating requirements.

T. Varney spoke about the need to re-write the regulations in order to address the applications that are proposing development in lots that have steep slopes and wetlands.

C. Balcius spoke about the need for the IGMO in order to help applicants get through the process more easily and quicker. In order to have that type of process, the Town of Alton needs to have proper regulations and that is what the Board wants to do during the IGMO time period.

T. Varney spoke about the infrastructure of the Town of Alton and the septage from the Town and every septic tank that is installed will be an issue in the future.

M. Perry went back to the availability of lots and this IGMO will still allow subdivisions to be submitted and there are lots available to build on now and there will still be subdivisions created and lots will still be created and sold. She said the IGMO would not shut down development.

S. Williams spoke about the prices it takes to develop lots and that lots are not going to be affordable. He said he does not want deny other people to enjoy the Town of Alton and development opportunities.

A. Sherwood spoke about the lots and the price they are being sold for. He spoke about the number of lots and how they are market driven and the Town of Alton has approved a lot of lots. He said there are 49 lots still in the process of being approved and with all of those that have been approved and are not finalized yet those numbers are more than half of what has already been approved. He said he is against any long-term growth ordinance but currently the IGMO is needed. He spoke about new zones and different zones being created in order to shape the Town of Alton.

Cris Blackstone, resident- teacher- She spoke about the use of the term Management and not using the term Moratorium because the proposed IGMO is not a moratorium.

Mary Welch-Rum Point- She spoke about the advertising and how come there are not a lot of people here tonight.

C. Balcius spoke about the cable company broadcasting the meetings and it is advertised in Main Street and they worked with other Town Boards and the Board of Selectman to advertise it at their meetings. She wants everyone to become involved and participate.

K. Menici spoke about the State statue that the notice has to be published general circulation and Main Street is not general circulation the Laconia Citizen is where the notice is published 10 days before the meetings and the notices are posted in the Post Office and in the Bulletin Board outside and inside of Town of Alton. The local access channel announced when the next meeting will be when they broadcasted the first public meeting.

Cris Blackstone spoke about all the Board of Selectman meetings that A. Sherwood has spoken about the IGMO and that is reflected in the minutes and is broadcast on TV.

A. Sherwood was thankful for the developers that came to the last meeting and he spoke about the involvement from the developers who are the ones who also have to work with the regulations.

T. Hoopes spoke about the 25 people who do 85% of the work and the Boards are always looking for volunteers, he said if people do not participate than the direction the Town of Alton goes in is left up to other people to decide for the rest of the community

S. Williams agreed with what T. Hoopes said. Then he spoke about the lawsuit that is filed against the Town of Northwood and he wants to know what the Board will do. He wants to know what the Board will do if the IGMO is overturned.

C. Balcius said there is a lot of case law in support of the IGMO and assured S. Williams that Attorney Sessler has reviewed the proposed language and has approved the wording.

A. Sherwood spoke about the Town Attorney being fully supportive of the proposed regulations.

S. Williams spoke about the apartments being taken out of the rural zone and that is the only zone that it is affordable.

T. Varney said if there is a controversial issue than the room would be filled and he has encountered no bad feeling about the IGMO.

C. Balcius spoke about the IGMO and said the Board not being for a long-term moratorium and this is not a moratorium designed to stop growth.

Carl Norby- Builder said that this would put the developer out of business. he said the board is preventing any new subdivisions from being submitted.

C. Balcius said no the IGMO is still allowing subdivisions of three lots.

T. Hoopes spoke about potential lawsuits because of inequity in the regulations if the Board does not

work to create new regulations. He said the Master plan has to be modernized to address the future of the Town and deal with regulating and approving a consistent pattern of subdivisions.

C. Balcius closed the Public Hearing at 8pm and thanked the public for attending and for their input.

Motion made by T. Hoopes to accept the proposed changes as presented in the IGMO and the proposed changes to the Setback requirements Article 200 General Provisions, Section 227, Setback Requirements to be placed on the ballot for Town Meeting, seconded by A. Sherwood motion carried with all in favor.

Discussion about the next workshop meetings scheduled for February and where to hold the meetings that will be central for the Town of Alton. The Board decided to March 2, 2005 for a Public Planning Forum at the Community Center at 7 pm

Motion made by T. Hoopes to adjourn at 8:10, seconded by A. Sherwood, motion carried with all in favor.

Respectfully submitted by,

Stephanie N. Verdile,
Planning Department Secretary.