

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

Members absent: Bonnie Dunbar, Donn Brock, and Robert Eddy

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

Call to Order: Chairman, C. Balcius was not present at the beginning of the meeting so Vice-Chairman, T. Hoopes called the meeting to order at 7:02 p.m.

Appointment of Alternates: None at this time

Approval of Agenda: T. Hoopes asked if there were any changes to the agenda.

K. Menici announced the following changes to the agenda:

Case #P05-09 – Ernest Gillan, Gillan Marine, Site Plan Review

The agent requested that the above application be continued to the March 15, 2005 meeting to resolve an issue regarding the pending appeal of the court decision on the November 2003 ZBA approval of a special exception.

Case #P04-49 – Wentworth Cove Estates, 19-Lot Subdivision

The agent requested that the application be continued to the March 15, 2005 meeting to allow time to complete modifications to the site plan as a result of comments from the review engineer, road agent, NH-DES Wetland Bureau and the environmental review engineer.

Case #P05-12 – Keith Robinson, Design Review

The applicant has requested that the conceptual consultation be rescheduled to the March 15, 2005 meeting.

Case #05-02 – Fred & Virginia Boelzner, 5-Lot Subdivision

The agent has requested that the application be continued to the March 15, 2005 meeting to allow time to redesign the project to a 4-lot subdivision as a result of comments of the Board during the January 25, 2005 site inspection.

Motion made by A. Sherwood seconded by M. Perry to continue Case#PO5-19 Case#PO4-49, Case #PO5-12 and Case #PO5-02 to the March 15, 2005 meeting, motion carried with all in favor.

Motion made by M. Perry to approve the agenda as amended seconded by A. Sherwood motion carried with all in favor.

Public Input: T. Hoopes opened up the hearing for public input on non-case specific items.

Steve Bell owns Precious Gardens on Route 11 and said he wants to add on to his building and wants to know what the Board will require for an application.

T. Hoopes said they could not hear or comment on the case because they cannot talk about specific cases without an application. He explained that Me. Bell should meet with the Town Planner, Kathy

Menici before coming to the Board.

A. Sherwood said he could heard by the Board with an application for a Conceptual Hearing and submit an application to the Board after he had a meeting with the Town Planner.

Mr. Bell thanked the Board for its time.

Continuation of Applications/Public Hearing:

T. Hoopes explained why he is recusing himself from the case; because he had contact with the applicant's agent D. Voltz outside a meeting and basic issues were discussed so he recused himself from Case #PO4-53.

A. Sherwood nominated M. Perry as Chair and said the applicant has to approve the case heard by less than a quorum. A. Sherwood, T. Varney and M. Perry sat on the case as follows.

**Case#PO4-53 Map 8, Lot 18
Gerard & Kathryn Perreault**

**4-Lot Subdivision
Youngtown Rd.**

Application submitted by Lindon Design Associates on behalf of the owners Gerard & Kathryn Perreault. The proposed subdivision will result in Map 8, Lot 18-5 consisting of 2.69 acres, Map 8, Lot 18-6 consisting of 2.30 acres and Map 8, Lot 18-7 consisting of 2.04 acres, with the remainder of Map 8, Lot 18 consisting of 39.00 acres. The property is located on Youngtown Rd and is in the Rural Zone.

The application was accepted at the November 8, 2004 meeting and continued from the November 8, 2004 and December 13, 2004 and January 18, 2005 meetings.

K. Menici read into the record the purpose of the case.

M. Perry asked if the applicant would like to continue with not a full quorum. D. Voltz, Lindon Design Associates representing the applicant, and Gerard Perreault, property owner, agreed to have the case heard and decided on with less than a quorum.

D. Voltz updated the Board on the issue of the wetland setback and the logging issue to be done by a NH State forester.

The Road Agent has checked the site for the site distances and his comments stated the proposed lots meet sight distance requirements.

T. Varney asked about the wetland buffer zone and asked where the logging will be.

D. Voltz said behind Lot 18. He said they do not know the exact location for the logging road that is why they are going to utilize a NH State Forester per the Board's request.

T. Varney spoke about the wetland being a prime wetland of high importance and value to the Town of Alton, wildlife in the area and the environment. He has concerns about someone buying one of the lots and clear-cutting it and he does not feel that 25' is enough of a buffer. He said because the area has already been developed with houses the wetland should be protected. He said he is not prepared to approve the application he feels the buffer zone for the wetland is too small.

A. Sherwood said there is no statutory requirement for the wetland buffer and he said the Board asked for the 25' setback and the applicant complied and the application should be approved.

M. Perry agrees with A. Sherwood.

M. Perry opened up the hearing to the public to comment for or against the application.

T. Hoopes spoke about the idea to institute a 25' buffer and feels the applicant is doing what the Town

Drainage Plan, Section 7.4.5.2 – Storm water Management Plan, Section 7.5.1.1 – Fiscal Impact Study, Section 7.5.1.2 – Environmental Impact Study, Section 7.5.1.3 – Traffic Study.

She informed the Board the Meets and Bounds information was submitted and all that is needed is the Location- 7.2.19 and the other waiver requests (10) are not applicable to the application currently.

C. Balcius said that there is a Vicinity Map existing on the plan submitted. K. Menici said than the other waivers are applicable and there are 10 requests.

M. Perry spoke about the land area and there is a discrepancy.

K. Menici said there are errors and the Assessor is aware of them.

T. Hoopes does not have an issue with the BLA but is concerned about the Conservation Easement and he has concerns about the buffer zone. He spoke about the drainage issues in the future that will affect the rest of the subdivision. He wants the applicant to be aware that at the time for the subdivision that the continuation of the buffer zone needs to be addressed and the easement and the main concern would be protecting the outflow to Lake Winnepesaukee. He spoke about existing drainage designed to flow into the easement property and he said the Conservation Commission will be concerned about how the drainage goes out through the waterfront and he would like the applicant to be aware of that.

C. Balcius said that is an issue that the Board can address at the time of the subdivision application.

Motion made by T. Varney to grant the waiver requests Waivers Requested: Section 7.1 – Utilities, Section 7.2.24 – Soils, Section 7.2.26 – Existing and Future Improvements, Section 7.2.27 – Elevations, Section 7.2.23 – Wetlands, Section 7.4.5.1 – Drainage Plan, Section 7.4.5.2 – Storm water Management Plan, Section 7.5.1.1 – Fiscal Impact Study, Section 7.5.1.2 – Environmental Impact Study, Section 7.5.1.3 – Traffic Study and accept the application as complete, seconded by T. Hoopes motion carried with all in favor.

Brian Bailey, Agent; David Sands, property owner, and Mr. Facticeau, future lot owner of M/L 59-1. B. Bailey gave his presentation to the Board. He explained the plan as presented in the application. He said 1.9 acres from the Sands property to the remainder lot of the Timber Ridge Subdivision with a significant wetland and Conservation Easement area. He said NSTS will be coming before the Board with a continuation of the subdivision and he will pass along T. Hoopes' concerns and requests about the Conservation Easement property and drainage and he sees no problem in providing additional protection to her area. He said all the waiver requests have been provided in their entirety within the larger lot of the subdivision and this BLA will be used for a single-family lot only(4.5 acres). He said they have applied for and received approval for the septic design plan and the lot also qualifies for the NHDES Subdivision regulations.

T. Hoopes asked about the total frontage of 577.49' including 159'.

Bailey spoke about the frontage being tie frontage on the Lake and frontage measured along actual the shoreline.

T. Varney asked about the 50' setback from the Lake and it is because it is a new lot that is being created.

B. Bailey said yes it is a new lot and it is in response to the NHDES for subdivision approval criteria and septic for approval based on size.

A. Sherwood said the newly created lot would loose all grandfathered status and must abide to all current zoning.

B. Bailey agreed.

C. Balcius opened up the application for public input, there being none, she closed that portion of the

hearing.

Motion made by T. Hoopes to approve Case #PO5-10 with the condition that sheet 1 will be recorded at the BCRD and sheet 2 to be on file with the Town of Alton, seconded by M. Perry, motion carried with all in favor.

C. Balcius read into the record the purpose of the next case

Case# PO5-14

Map 2, Lot 20

3-Lot Subdivision

Raco Development Corporation

Prospect Mountain Rd.

Application submitted by Vern Dingman on behalf of the owner Raco Development Corporation.

The proposed subdivision will result in Map 2, Lot 20-1 consisting of 134, 900 SF, Map 2, Lot 20-3 consisting of 87,864 SF and Map 2 Lot 2 consisting of 525,000 SF. The property is located on Prospect Mountain Rd and is in the Rural Zone.

K. Menici gave her report as follows: No waivers have been requested. However, required information is missing from the plat: there is no bar scale, and a statement from the NH-licensed surveyor attesting that the plat is substantially correct and the minimum lot size for the zone need to be added to the plat. With these exceptions, the Board may accept the application as complete and open the public hearing. She was corrected by Vern Dingman, agent for the applicant, and said the Bar scale and the minimum lot size need to be added to the final plan.

T. Hoopes wants the future road added somehow on the plan to indicate there would be an internal road included.

V. Dingman said they would do that on the final plan.

C. Balcius asked about the setback being from the centerline of the stream and not the edge of wetland.

V. Dingman agreed it was from the centerline of the wetland.

C. Balcius said in some places there is no setback to the wetlands at all since they are using a 100' setback from the stream. T. Hoopes said since it is a running stream there needs to be more protection and that was his intent at the Design Review Hearing.

Discussion about the setback to the stream specifically asked for by The Board.

A. Sherwood reminded the Board that they were talking about the merits of the case and said the application needs to be accepted first.

Motion made by A. Sherwood to accept the application subject to the Bar Scale and Minimum Lot Size for the Zone be added to the final plat, seconded by T. Hoopes.

Discussion on the motion.

T. Varney asked about how the contour lines are put on the plan. V. Dingman said he used ground topography with spot elevations. T. Varney said there are no wetland flag ribbons shown on the plan. V. Dingman said they show the border of the wetlands based on the field location of the wetlands and the field flagging. C. Balcius asked if the wetlands were survey located and V. Dingman said yes. V. Dingman asked if the Board would require each flag noted. K. Menici read the regulations say the wetlands are to be flagged in the field only. The Board decided to request to have the wetlands flagging numbers being added to the plan, motion carried with all in favor.

Vern Dingman made his presentation to the Board and explained the subdivision and spoke about the future subdivision access and there will be enough road frontage for that. He said he can modify the buffer zone to the stream and include that on the final plans.

C. Balcius spoke about the 100' buffer from the centerline of the stream does work in some instances but it The 25' buffer does work also.

T. Hoopes spoke about the 25' buffer to the wetland.

A. Sherwood asked about the setback being 100' from the center of the stream or 25' from the wetland. Discussion about which setback to use and it was decided to use the 25' setback from the wetlands.

T. Varney does not like the 25' buffer and wants to see more.

C. Balcius said since the regulations do not call for it the Board is trying to be consistent and ask for 25' buffer from the applicants.

T. Hoopes said the 25' buffer is more beneficial than the 100' setback.

T. Varney said that the stream runs into Halfmoon Lake and said it is a serious concern to Halfmoon Lake.

C. Balcius said the buffer is sufficient for the whole property.

T. Varney understands the 25' buffer.

A. Sherwood spoke about when the subdivision goes to 5 lots that the cistern requirement will come into effect and asked if the applicant is aware of that.

V. Dingman said yes.

A. Sherwood said the Fire Chief wants the cistern to be in the front lots and they specifically talked about the third front lot along the future roadway for cistern location and the need for an easement and he reminded the applicant that there needs to be room left for the cistern easement on the lot.

V. Dingman agreed with A. Sherwood on the cistern location and requirements when the lands is further subdivided.

Discussion on the ditches being cleared and new culverts at new access points as comments from the Highway Agent and there seemed to be no issues with the site distance for the driveway locations.

A. Sherwood asked for clarification on when the site distance will be reviewed at the time of a request for a driveway permit. K. Menici said yes.

C. Balcius opened up the hearing for public input, there being none she closed that portion of the hearing.

Discussion on the School comments and how trying to determine the school enrollments will be impacted by the subdivision approval.

C. Balcius opened up the hearing for public input, there being none, she closed that portion of the hearing.

T. Varney wants to know if there was a site walk held. C. Balcius said no but they can do one if the Board wants to. Board discussed site walk was not necessary

Motion made by A. Sherwood to approve Case#PO5-14 with the following conditions:

1. The following to be added to the plat: a bar scale, and the minimum lot size for the zone.
2. Trees along the boundary of the 25-foot wetlands buffer to be flagged on the plat and in the field on trees approximately every 25 feet with permanent markers identifying them as a no

disturb buffer. All proposed signage to be reviewed and approved by the Planning Department.

3. A note to be added to the plat stating erosion control will be in place prior to excavation or timber cutting.
4. All necessary state, local and federal permits be obtained prior to the beginning of excavation or timber cutting with copies to be provided to the Planning Department.
5. The following notes to be added to the final plan set and mylars for recording:

This subdivision plan contains a total of 4 sheets, which in its entirety constitute the subdivision plan as approved by the Town of Alton Planning Board. Sheets Number 1&2 are recorded at the Belknap County Registry of Deeds; the remaining sheets are on file at the Town of Alton Planning Dept.

This subdivision plan is subject to the Conditions of Approval itemized in the Notice of Decision dated February 16, 2005, on file at the Town of Alton Planning Dept.

K. Menici suggested changing #4 Condition of Approval to state, "All necessary state, local and federal permits be obtained prior to the beginning of excavation or timber cutting, with copies to be provided to the Planning Department. A. Sherwood added that language.

T. Hoopes asked if the property is in Current Use and V. Dingman said no.

seconded by T. Hoopes, motion carried with all in favor.

C. Balcius read into the record the purpose of the next case.

Case #PO5-13

Map 10, Lot 27

3-Lot Subdivision

Robert Henderson

Alton Mountain Rd.

Application submitted by Roseen Survey PLLC on behalf of the owner, Robert Henderson for a 3-Lot Subdivision. The proposed subdivision will result in Map 10, Lot 27-1 consisting of 2.23 acres, Map 10, Lot 27-2 consisting of 2.37 acres, Map 10, Lot 27-3 consisting of 10.93 acres. The property is located on Alton Mountain Road and is in the Rural Zone.

K. Menici gave her report to the Board and spoke about the waiver requests as follows:

Waivers Requested: Section 7.2.33 – Wetlands. The wetlands on Lot 27-3, the remainder lot, have not been mapped in their entirety.

T. Hoopes asked Eric Roseen, agent for applicant, about the wetlands and if they are more extensive or less extensive (than what is shown). E. Roseen said what is shown on the plan is the close edge of the wetlands. T. Hoopes said so we do not know how far back the wetlands go. E. Roseen said he wrote it off because there are substantial wetlands with mixed upland and it is irrelevant at this time. A. Sherwood asked if there were any wetlands that aren't mapped along the south-southeast part of the property. E. Roseen said no everything up to the point has been shown and mapped. T. Hoopes said in other words what they are looking at in terms of viability if there is a wetlands in the middle of the frontage it is going to make a big impact. E. Roseen said no it is just the top of the plan that they are addressing. C. Balcius asked if it was a power line easement. E. Roseen said yes.

Motion made by T. Hoopes to accept Case#PO5-13 with the waiver request 7.2.33 Wetlands, seconded by A. Sherwood. Discussion on the motion- C. Balcius asked about the power line easement and if there would be a note on the plan or does it have to be shown on the plan that there is a power line easement on these lots to be created. E. Roseen said it is an existing one and he would add the power line easement location and width as a note on the plan. C. Balcius asked

if any more discussion on the motion, there being none the motion carried with all in favor

- C. Balcius reiterated that she would like to see the note on the plan explaining the power line easement.
E. Roseen said yes he would complete it.
A. Sherwood asked if the power line easement has restrictions on what kind of structures are allowed in it.
E. Roseen said he would assume so since they are all that way.

E. Roseen and the property owner Robert Henderson were in attendance for the application and gave a brief presentation to the Board. He said R. Henderson would like to create 3 lots and noted that the entire parcel is 15 ½ acres with all frontage on Alton Mountain Rd. He said Lot 1 is 2.23 acres with 410 feet of total frontage and Lot 2 would have 2.37 acres with approximately 500 feet of frontage and the remaining Lot 3 would have about 820 feet of frontage. He said they did appear before the Board in November for a Design Review for 5 lots (Stone application). He said the major change is they combined Lots 3, 4 and 5 to make the current proposed Lot 3.

T. Hoopes spoke about Lot 1 and the dimensions/ lot ratio proposed. He said there is substantial frontage on the road but the back of the lot is only 98' wide. He said it looks like things are being put close together than needed in order to get the maximum amount of the property. He said the back part of the property, that will some day come in for further review, and the diagonal line and shape of the lots between 27-2 and 27-1 and he wants the back of the lot wider than it is presented and if not made wider, it will create an odd shaped lot.

C. Balcius asked K. Menici if she reviewed the plans for the length to width ratio. K. Menici said on that shape lot it is very difficult to calculate.

A. Sherwood said in the past relative to ratios the Board tried to calculate an average width and average depth on an irregular shaped lot and then use that to calculate the ratio. He said it would take someone some work to figure out the calculation.

Discussion about the length to width ratio and the frontage on the road. A. Sherwood said there is a 3:1 ratio. T. Hoopes spoke about the reason for the 3:1 ration to avoid irregular shaped lots. R. Henderson said it was created that way to avoid the wetlands and they would re-design the lot to the standards. He said the land behind the wetlands will probably stay like that because it is not really useable.

C. Balcius opened up the hearing for public input.

C. Westen- asked about the cistern requirements if the lot gets further subdivided and there should be a note on the plan. He asked about the snow mobile trail and wants to know where it will be located. He said the large wetland is very wet and has concerns about drainage because it runs into his property.

R. Henderson fill in cistern said the snow mobile people use the trail without rights to it and he wants to move the trail want to give them a permanent easement. He checked with the power company and currently the snow mobile people do not have rights to the trail or use of the property.

M. Perry said the next phase of development they would be required to put in a cistern.

K. Menici explained that the cistern requirement is based from the parent lot being subdivided and they will be required.

R. Henderson said they will put it on Lot #1.

A. Sherwood said there will be an cistern easement required and he suggested that the applicant talk to the Fire Chief about how much land will be needed for the fire cistern easement. He suggested they figure out where the cistern will go and make sure they have enough room for it

Molly LaRue-abutter- has concerns on lot 27-2 and the wetlands.

T. Hoopes said they will probably walk the site.

M. LaRue also said she has concerns about run off from development and in the spring she has run off issues

Discussion about the runoff being stream run off not sheet run off going into Hills Pond and it runs west.

M. LaRue has concerns about the utility poles and wants to know where the proposed driveway would be.

E. Roseen said they have not gotten driveway permits yet and they do not know where the driveways will be.

T. Varney asked about he culvert that is not shown on the plan and that it is a Class V road and it is not maintained.

C. Westen said that it is a Class V road and it is maintained by the Town.

A. Sherwood said the road may have to be upgraded and they should look at the upgrade potential.

R. Henderson said they met with the Road agent and he recommended tree cutting and ditch clearing and widening of the roadway.

Discussion about where the widening would be in relation to the cemetery and it should be on the opposite side.

T. Varney said that the Road should be brought up to Town standards and it is the responsibility of the Board to have the road be brought up to Town standards and it has to be paid by the developer.

C. Balcius said they go on the site walk and look at the road.

T. Hoopes said at what point do you need to bring the road up to what specifications.

A. Sherwood spoke about the road condition when the application came in for Design Review and he said if the Town is looking for improvements to the road then the town should calculate what portion will be used by the developer to upgrade the road and it should be a portion of money put into escrow.

T. Varney agrees.

T. Hoopes does not like the shape of lot1 and the cemetery area should be removed and provide a walking access to the cemetery.

E. Roseen said the shape was designed to meet the purpose of putting a house close to the road and the back portion of the land is too wet and too low. He said in reality and or the best use, the shape of the lot is practical.

Discussion about the lot lines being flagged for the site walk. E. Roseen said that he can supply a worksheet to the Board members at the site walk.

Motion made by M. Perry to continue Case#PO5-13 to March 15, 2005 at 7pm in order to hold a site walk on Saturday February 19, 2005 at 8 am, seconded by T. Hoopes, motion carried with all in favor.

C. Balcius called for a 5-minute break at 8:40

T. Hoopes called the meeting back to order at 8:50pm

C. Balcius stepped down from the next application and T. Hoopes took over as chair.

**Case #P04-18 Map 8, Lot 3
W&W Ralph Trust, LLC**

**14-Lot Subdivision
Route 140**

Application submitted by W&W Ralph Trust, LLC for a 14-lot Subdivision of 57.8 acres. The proposed subdivision will result in the lots ranging in size from 2.11 acres to 5.80 acres. The property is located on Route 140 in the Rural Zone. The application was accepted by the Planning Board at its March 8, 2004, meeting. Continued from the April 12, 2004, May 10, 2004, June 14, 2004, July 12, 2004, August 9, 2004, September 13, 2004, October 11, 2004, November 8, 2004 and December 13, 2004 and January 18, 2005 meetings.

Arthur Hoover, Don Voltz, Rueben Hull, all in attendance on behalf of the road. A, Hoover reminded the Board that he submitted homeowner's documents to the Town Attorney and has not heard from him yet.

A. Sherwood asked about the cistern.

D. Voltz said they staked out the cistern and spoke to the Fire Chief and submitted plans to him to review.

T. Hoopes spoke about the cistern located by the road is because of the bedrock within the subdivision.

D. Voltz said in the beginning of the subdivision the terrain will not allow them to build it.

Discussion about why the cistern was located on Route 140 and not within the subdivision as others have been required it was because the terrain would not allow for it until a much later phase of the development.

Discussion about the wetlands and D. Voltz said there will be no wetland impact what so ever and they are not within the NHDES Wetlands jurisdiction. He also said that he spoke to NHDOT and there are no issues with NHDOT.

T. Hoopes spoke about phase one and what will happen after phase one is complete.

D. Voltz said they would have to come back to the Board and give an update on the financial requirements.

A. Sherwood said there would have to be a future administrative hearings and new amount of money to be placed into in escrow. He also said that no additional phase will begin until money for that phase has been approved and secured.

D. Voltz said Phase 1 will be the main road up to 50'-60' of the second road and enough of the second road to turn provide a turn around. He said Lots 1-4 and lots 12, 13, and 14 will be in phase one and detention ponds are also part of phase 1. He said phase 2 will be the remainder of Eagle's terrace and phase 3 will be all of Fallon Way

T. Varney asked if the state was ok to put gravel in. D. Voltz said yes and they would not get that in writing.

T. Varney asked about the 10' setback.

D. Voltz said the Fire Dept. wanted it as close to the road as possible.

T. Hoopes asked about signage about "No Parking"

D. Voltz said he would ask the Fire Chief

T. Hoopes opened up the hearing for public input, there being none he closed the public input section.

Discussion about the cost of the estimate and when it should be submitted and required

R. Hull spoke to R. LaBranche, Dufresne-Henry, about the estimate and he said it was decided that Dufresne-Henry would provide the cost estimate.

Discussion about how the conditions of approval are written and that the list of conditions presented has

been used on other subdivisions. K. Menici said the final Mylar could not be signed until the security amount has been submitted.

T. Varney said the money should have been completed and submitted before this time.

T. Hoopes said the engineers decided to do it this way.

T. Varney asked about the engineering bills and wants to make sure the applicant's are agreeable to the amount of the engineering bills when they are submitted.

K. Menici said there is Pre-Construction meetings and that is where the engineering and construction costs will be decided.

T. Varney said he is not going to vote to approve a subdivision with a shared driveway he thinks it is unnecessary.

Motion made by A. Sherwood, to approve Case#PO4-18 with the following conditions,

1. Modify *Retaining Wall Note 8* on Sheet D9 to read: *The control joint spacing will be 30'0" OC. The formed reglet and caulk joint will be on both the exposed top and backfilled side. The caulking material will be SIKA IA.*
2. Trees along the boundary of the twenty-five foot wetlands buffer be flagged on the plat and in the field on trees approximately 25 feet with permanent markers identifying them as the wetlands buffer. All proposed signage to be reviewed and approved by the Planning Board.
3. A note to be added to the plat stating erosion control will be in place prior to excavation or timber cutting.
4. A note to be added to the plat that states the total acreage of current use categories by lot number.
5. The *Declaration of Covenants*, the *Easement for Transfer of Cisterns*, *Drainage Easement* and *Slope Easement* to be approved by Town Counsel.
6. Security in the form of a letter of credit with self-calling features or cash to be submitted to and approved by the Town Attorney for the installation, maintenance and inspection of the cisterns for 24 months, with amount to be determined.
7. Prior to the beginning of excavation or timber cutting, Security in the form of a letter of credit with self-calling features or cash is required for each phase to be submitted to and approved by the Town Attorney for the construction and inspection of the roads to be held by the Town for 24 months, following completion of construction of the road.
8. An amount necessary for inspections to be placed in an escrow account, amount yet to be determined.
9. As-built plans for roads and cisterns and final engineering inspections be completed and all boundary points to be set and prior to the release of the security for the roads and cisterns
10. All necessary state, local and federal permits be obtained prior to the beginning of excavation or timber cutting. Permit numbers to be added to the plat; copies of the permits to be provided to the Planning Department.
11. The following note to be added to the mylar and final plat sheets for recording:
This subdivision plan is subject to the Conditions of Approval itemized in the Notice of Decision dated February 16, 2005, on file at the Town of Alton Planning Dept.
12. Sheet D-14 titled Cistern Plan Detail shall be included in the completed approved plan set.

seconded by T. Hoopes, motion carried with a vote of 3-1, T. Varney voting against the motion.

C. Balcius stepped down from the next application and T. Hoopes took over as chair.

Case #P04-35 Map 38, Lot 21
Warren McGuirk

Site Plan Review
Route 11

Application submitted by Warren McGuirk for a Site Plan Review for a commercial self-service storage unit facility consisting of 2 buildings to be constructed on 2.63 acres. The first building to be 200 feet by 30 feet and the second building to be 180 feet by 30 feet. The property is located on Route 11/ Mount Major Highway in the Rural Zone. The application was accepted by the Planning Board at its July 12, 2004, meeting. Continued from the July 12, 2004, September 13, 2004, October 11, 2004, November 8, 2004, December 13, 2004 and January 18, 2005 meetings.

K. Menici gave her report to the Board and reminded them of the waiver request granted
Waivers Requested: Section 7.2.9 – Survey Accuracy. The waiver request was granted by the Board at its July 12, 2004, meeting.

A. Hoover gave the Board an update on the impervious surface issue that has been resolved.

D. Voltz said the Town review engineer suggested the drainage system be changed.

R. Hull, explained the subsurface detention system and the concerns of how it would be maintained and how it would recharge back into the aquifer that the Town engineer brought up. He said they meet all the state's requirements for storm water detention

T. Varney asked about hazardous materials.

R. Hull said no there is no specific provision for handling hazardous materials within the drainage system.

A. Hoover said there are gas stations all over the Town of Alton that hazardous materials could leak from and they are not allowing hazardous materials on to the storage site.

T. Varney spoke about the storage building being put on the aquifer and he said the zoning is clear on the requirements and he does not feel the system accounts for adequate purification.

D. Voltz said containing hazardous anything inside the units would be preferable. He said hazardous materials are not listed as an issue on any NHDES website. He said they would have language in the leases that prohibit hazardous materials from being stored there.

A. Sherwood said he thinks the intent of the zoning ordinance has been met about the recharge issue by the comments made by the Town Engineer.

T. Hoopes spoke about the condition of the Lake and he wants to be sure that no more sedimentation is added to the Lake.

Discussion about the detention ponds and swales that are used to catch sediment and there are stilling basins and additional swales also being proposed.

R. Hull said the 10, 25 and 100-year storm events were used in the drainage calculations.

T. Hoopes spoke about visual buffering.

D. Voltz said they have changed the fencing to a 6' high vinyl fence with additional trees and seasonal plantings.

T. Hoopes said size and type are critical for landscaping.

D. Voltz said they are proposing 5' 6" high birch trees.

T. Hoopes spoke about other types of trees that are green year round.

D. Voltz spoke about the soils on the site and they have drought soils there and there are not a lot of plants that will tolerate the sandy soils.

A. Sherwood wants a mixture of evergreens and deciduous and D. Voltz will research the types of trees that will survive.

D. Voltz wants to present a planting plan that will also help soften the look of the fence. The plantings area will be on the north side and those are difficult conditions to grow plants also.

T. Hoopes wants various deciduous and evergreens of varying heights (2'-8') planted including some ground.

T. Varney said if they eliminate the asphalt they may have enough for ground water recharge to help the sandy conditions and it would be in the spirit of the ordinance.

K. Menici said that idea was discarded because of the salt and sand issues for maintenance purposes.

T. Hoopes opened it up for public input.

Lisa Hayes-Abutter-lives on Richardson Dr- She asked about the zoning and the limits of coverage and asked why would the Board approve that since the coverage is exceeded.

The Board answered that is why the plans were re-done by the applicant and they had the Town of Alton engineer's review comments and the applicant has been able to show they could recharge and purify according to the Town's engineer's review and how it fits the intent of the zoning ordinance, that the Planning Board can allow more coverage than is allowed by zoning.

L. Hayes spoke about the trees that grow around there and there are a lot of evergreens in the area already and she feels that there should be no problem growing evergreen trees there.

Discussion about the berm not looking in place for this application and a fence with landscaping would be more appropriate.

L. Hayes asked about fire stops.

Voltz said they are not required but the Fire Chief has asked for a Knox box and they have redesigned the parking lot to accommodate the new fire truck.

L. Hayes asked about the gate being locked and if there would be a full time person on site she asked about traffic, lighting and no outside storage of other vehicles or materials and no in unit yard sales.

D. Voltz said the office will be within a unit and have no facilities and there will not be a person on staff at all times and the staff is on call and the office unit will be close to the road. He said NHDOT does not have an issue with the addition of the storage units as far as traffic. He said lighting will be on 24 hours a day for the security cameras and the intention is not to have in unit yard sales. D. Voltz said the Planning Board has allowed the owner to sell unclaimed goods and he wants it as a condition of approval that the owner can have a sale twice a year for the unclaimed goods.

L. Hayes doesn't want people to be able to get a permit from the Town of Alton to hold a yard sale or vend out of the units. She does not even feel the owners should be allowed to hold a sale. She does not want to see the units be used by contractors who would make many trips in and out of the site.

T. Hoopes said you cannot control who rents the units.

Susan Scott-abutter- lives behind the property and wants to know what will they do with snow and will there be a gate.

D. Voltz said there will be no gates and has shown snow storage on site.

S. Scott asked about noise from the doors being used.

D. Voltz said storage units are not used on a daily basis.

Discussion about the use being permitted in the zone and T. Hoopes said for now it is a permitted use in

the zone.

Jim Hayes- 23 Richardson Dr- He spoke about the fire trucks being able to access the building and the fire stops being installed and he thinks the fire stops should be installed. He said there should be office hours set because it is in a residential area and the other storage facilities in the area are not in a residential area. The sign will be 24 SF and it will be externally lit. He does not feel the project should be approved because it is not appropriate for the neighborhood

Jeremy Dube, Dube Landscaping spoke about the vinyl fence and said it could be treated wood fencing that will fit into the area more than white vinyl and there are different colors and styles that are available to be aesthetically pleasing. He said the eastern white pine will grow fine and survive if they are cared for and they could put in an irrigation system that would help with the soil conditions. He said the vegetation should be of native species.

A. Sherwood asked about the white vinyl fence and he said why can't they have another color.

D. Voltz said the plantings will be in an area that will not have a lot of sunlight.

A. Hoover said they are open to different colors for the fencing.

T. Varney wants the asphalt eliminated and T. Hoopes said the problem with the gravel is it will add more sedimentation to the Lake. T. Varney said the storage units do not really belong there.

Motion made by T. Varney to continue the case to March 15, 2005, there was no second motion failed.

Discussion about continuing the case and A. Sherwood said he is satisfied with the engineering plan and wants to add a condition that says no on site sale of any items.

A. Hoover wants a permit to be able to do it.

T. Hoopes agrees with A. Sherwood and M. Perry also agrees and said it is not the intent of the application.

Motion made by A. Sherwood, to approve Case#PO4-35 with the following conditions

1. The Landscaping buffer design on the plan be amended to show a mixture of deciduous and evergreen trees ranging in height ranging in height from 2'-8' and the 6' foot high fence be of coloration to blend in with the natural background.
2. There will be no on site sale of items and there shall be a note placed on the plans to that effect.
3. The limit of construction should be shown on the final plan and flagged prior to beginning of any construction.
4. A note to be added to the plat stating erosion control will be in place prior to excavation or timber cutting.
5. All necessary state, local and federal permits be obtained prior to the beginning of excavation or timber cutting; copies to be provided to the Planning Department.

The motion was seconded by M. Perry.

Discussion on the motion included K. Menici's additional suggestions for conditional approval

noted as conditions 3 & 4.

D. Voltz talked about the 50' wetland buffer and he said it is well inside where they propose to do work on site. He said K. Menici must have been looking at the 50' setback for structures and he said they have satisfied that requirement with not having any structures within 50' of the wetlands. He said they have paving within the 50' setback from the wetland. K. Menici said that it was a Board issue. D. Voltz said it was never an issue and it has never been discussed before. K. Menici explained the wetland buffer and the trees have to have a permanent marker placed on them so they are identified as part of the wetlands buffer. This would be to prevent future cutting and disturbance to the buffer and the wetlands and that no accessory structures be added. D. Voltz said part of the gravel parking and pavement and swales will be located within the 50' setback from the wetlands but there will not be any structures located there and he said pavement is not a structure. K. Menici wants to protect the area for the future. A. Hoover said the site plan couldn't be modified to add additional structures without coming before the Planning Board anyway. T. Hoopes wants to make sure as many trees near the stream are saved as possible because they do not want to increase runoff to the Lake He wants them marked before construction.

D. Voltz suggested a condition to say "the limit of construction should be shown on the plan and flagged prior to beginning of any construction done by a licensed land surveyor". The motion was amended to change Condition of Approval #3 to say "The limit of construction should be shown on the plan and flagged prior to beginning of any construction". T Hoopes said once the flagging is done nothing else will be removed beyond that point and Do. Voltz agreed. T. Hoopes called for the vote motion carried with a vote of 3-1, T. Varney voting in the negative.

C. Balcius read into the record the purpose of the next case.

Case#PO5-03 Map12, Lot 43
William McQuade/ Nextel Communications

Site Plan Review
Old Wolfeboro Rd.

Application submitted by William McQuade on behalf of the property owner Michael Letourneau, Nextel Communications and Tower Venture for Site Plan Review to construct a new 120' monopole telecommunication tower. The property is located on Old Wolfeboro Rd in the Rural Zone.

K. Menici gave her report to the Board and outlined the waiver requests as follows:

Waivers Requested: Section 7.2.11, Certification; Section 7.2.21 Metes & Bounds

C. Balcius asked about the wetlands stamp

Emon Kernan- spoke about the wetland stamp and the certification.

C. Balcius said the requirements say to put it on the plan and said that the wetlands were delineated by only using vegetation and not using NH standards. She has a problem of the wetlands not being identified by using only MA standards.

T. Varney said the contours are not shown properly to the access road.

T. Hoopes spoke about identifying the history of the road

T. Hoopes asked if the Board wanted to accept the application as submitted.

K. Menici suggested that the discussion on whether or not to accept the application until March 15, 2005 at 7pm and the Board will give them feedback on what to put on the plan.

T. Varney wants more topography according to the regulations.

C. Balcius wants the wetlands flagged according to NH standards.

A. Sherwood spoke about the surveyed plan and the waiver for meets and bounds.

T. Varney said there is a conflict over a property line and do they have a right of way into the proposed gate.

T. Hoopes has concerns about the steepness of the slope to the site and the drainage design.

Emon Kernan, engineer, said the road will be graded and have a ditch to catch runoff along one side.

Motion made by T. Hoopes to continue discussion on the acceptance of PO5-03 to the March 15, 2005 meeting at 7pm at Alton Town Hall, seconded by A. Sherwood, motion carried with all in favor.

T. Hoopes said they need the surveyed information in order to review the plan.

T. Varney said they are proposing a steep road with run off into the wetlands and the Town engineer needs to see it to review it and the land disturbance areas.

Discussion about what to do about the road and T. Varney wants it shown on the plan what is existing so the engineer can review the standards against something he said it is in the zoning ordinance that the requirements and he wants the topography to show what the impact is and there are not enough contour lines to show what is existing.

They want more topography to the top part of the wetland and on the old access road.

C. Balcius read into the record the purpose of the case.

**Case#PO5-11 Map 15, Lot 1
Keith Chamberlain**

**Amended Site Plan Review
NH Rte 28 & Calef Dr**

Application submitted by Douglas V, Brodeur of True Engineering Inc, On behalf of the property owner Keith Chamberlain. The applicant proposes to expand an existing self-storage facility. Currently the site has five (5) buildings with 95 units, the applicant is requesting to add three (3) more buildings with 38 more units. The property is located in the Rural Residential Zone.

K. Menici gave her presentation to the Board. She spoke about the following items missing from the plat: Wetland Scientist's stamp and signature (Section 7.2.33); a signed statement attesting to the accuracy of the survey (Section 7.2.9) – a statement regarding survey accuracy is provided in a form other than that specified in the Site Plan Review checklist. The wetlands scientist's stamp and signature are included on a letter submitted separately from the application. The Board needs to decide if this letter and the alternative form for the statement of survey accuracy are acceptable.

In addition, a signature block was provided for the surveyor's signature. Though the surveyor's signed stamp is on the plat, the surveyor should also sign in the signature block provided for that purpose or that signature block should be removed from the plat. Lastly, there is a stream that runs along the southwest boundary of the parcel. The stream channel has not been delineated; it has only been noted with arrows showing the direction of the flow of the stream. The applicants do have a letter that says the stream has been flagged but it needs to be shown on the plan.

K. Chamberlain said that the boundary line from the stream will be shown on the final plan and this is the fourth expansion he has done on this site and the wetlands have been flagged numerous times. Because of time constraints the Board decided to continue the discussion on the acceptance of the application.

Motion made by T. Hoopes to continue the discussion to accept Case #PO5-11 until March 15, 2005 at 7pm, seconded by A. Sherwood, motion carried with all in favor.

Other Business

The Board acknowledged and accepted the written resignation and request to become an alternate from D. Brock.

Motion made by T. Hoopes, seconded by A. Sherwood to accept the resignation of Donn Brock, motion carried with all in favor.

Motion made T. Hoopes to accept the request to appoint Donn Brock as an alternate member to the Planning Board, seconded by A. Sherwood, motion carried with all in favor.

1. Minutes

Motion made by A. Sherwood to continue the approval of the minutes from: August 9, 2004, October 11, 2004, November 8, 2004 and December 13, 2004 and December 20, 2004 and January 18, 2005 until February 22, 2005 workshop, seconded by T. Hoopes, motion carried with all in favor.

2. Old Business

3. New Business

4. Correspondence

Adjournment

Motion made by T. Hoopes, seconded by A. Sherwood to adjourn at 11:35 pm, motion carried with all in favor.

Respectfully submitted by,

Stephanie N. Verdile
Planning Board Secretary.