

TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Minutes
April 15, 2014
Approved May 21, 2014

Members Present: Dave Collier, Chair
Tom Hoopes, Vice Chair
Roger Sample, Clerk
Scott Williams, Member
Ray Howard, Member
Marc DeCoff, Selectmen Representative

Others Present: Ken McWilliams, Town Planner
Randy Sanborn, Secretary
Members of the Public

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA

There were no changes to the Agenda.

M. DeCoff motioned to accept the Agenda.

S. Williams seconded the motion with all in favor.

III. TIME EXTENSION:

Case P10-20 Bahre Alton Properties, LLC	Map 26 Lot 10-1	Time Extension Request NH Route 28 & Homestead Place
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On behalf of Bahre Alton Properties, Mark C. Sargent with Richard D. Bartlett & Associates LLC is requesting a time extension of one year until March 15, 2015 before construction must commence.

K. McWilliams gave a review of the past extension requests and where the project is at the moment. He recommended the Board approve the twelve (12) month extension until March 15, 2015.

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

S. Williams motion to approve Case P10-20, Bahre Alton Properties, LLC, an additional extension of 365 days to March 15, 2015 before construction must commence.

All other conditions of approval of the September 7, 2010 and March 15, 2011 Notices of Decision shall remain in effect.

M. DeCoff seconded the motion with five (5) in favor and one (1) abstention (TH).

Case P11-04 Wentworth Cove Realty	Map 12 Lot 2	Time Extension Request Pearson Road & Route 28
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On behalf of Wentworth Cove Realty, Brad Hunter is requesting a one year time extension to March 15, 2015 to begin construction of the Baywinds Subdivision.

K. McWilliams gave a review of the status of this project. The five (5) year period for exemption from changes from the Zoning laws expired on December 8, 2013. If the Town at some future date would change the zoning and make those lots nonconforming the Planning Board could call a public hearing to revoke the subdivision since nothing has been developed. He recommended that the Board approve the extension until March 20, 2015.

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

T. Hoopes made a motion to approve Case P11-04, Wentworth Cove Realty, Brad Hunter, for an additional extension of 365 days to March 20, 2015 before construction must commence.

All other conditions of approval of the November 25, 2005 and March 15, 2011 Notices of Decision shall remain in effect.

S. Williams seconded the motion with all in favor.

IV. COMPLETENESS REVIEW OF APPLICATIONS AND PUBLIC HEARING IF THE APPLICATIONS ARE ACCEPTED AS COMPLETE:

Case P14-04 Donald C. & Lisa M. Fields	Map 6 Lot 28-1	Minor Two Lot Subdivision Stockbridge Corner Road
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On behalf of Donald and Lisa Fields, Randy R. Orvis of Geometres Blue Hills, LLD, is requesting a minor subdivision to divide Map 6 Lot 28-1 which is a 17.89 acre parcel into a 5.00 acre lot and a 12.89 acre lot. The 5.00 acre parcel will be a new building lot. It is configured to retain access to NH Snowmobile Trail #22. All the usable agricultural land will remain with the existing farmhouse on the 12.89 acre parcel. The properties are located in the Rural (RU) Zone.

K. McWilliams explain the proposal for the two lot minor subdivision. Both lots conform to the minimum lot size and the minimum road frontage requirements in the Rural Zone. The applicants are requesting a waiver 7.2.27 – Elevations from providing two (2) foot contours throughout the entire acreage. They have provided 2' contours on the portion of the lot on Stockbridge Corner Road where most of the activity is occurring. So they are asking for a waiver from being required to provide that detail on the back portion of the property. He recommends the application be accepted as complete if the Board approves the waiver.

T. Hoopes motioned to accept the waiver 7.2.27 Elevations on Case P14-04, Donald C. & Lisa M. Fields.

M. DeCoff seconded the motion with all in favor.

S. Williams motioned to accept the application as complete on Case P14-04.

R. Howard seconded the motion with all in favor.

K. McWilliams explained comments from the Conservation Commission. They indicated that the soil types on the subdivision plan and the wetland boundaries do not match.

The approval number for the Highway Department Driveway Permit for access onto Stockbridge Corner Road needs to be put on the plat prior to the plans being signed by the Planning Board Chair. The Highway Administrator verbally approved the driveway location.

The Code Official has noted that RSA 289:3, III mandates a 25 foot setback from cemeteries for construction, building or excavation.

Section 10.14 of the Subdivision Regulations specifies a lot shape formula for new lots. The maximum ratio allowed for the proposed 5 acre lot is 3:1 (average length-average width). The maximum ratio allowed for the proposed 12.88 acre parcel is 4:1 (average length-average width).

His measurements for the five (5) acre parcel, the average lot width is 156.13 feet and the average lot length is 1,731.05 feet. This results in a length to width ratio of 11:1 while the standard enumerated in only 3:1.

For the 12.89 acre lot, the average lot width is 294.8 feet and the average lot length is 1,725.62 feet. This results in a length to width ratio of 5.85:1 while the standard enumerated is 4:1.

The applicant has requested a waiver from this standard. They note that the minimum 2 acre building area located just off Stockbridge Corner Road can meet the 3:1 ratio. However, the applicant wants to retain a strip of land that gives the lot access to the snowmobile trail. They note this strip is excess land not required to meet the town's minimum lots standards.

K. McWilliams stated that it is not clear to him why the proposed 5 acre lot cannot be reduced to include the first 2 to 2.5 acres off Stockbridge Corner Road, combine the back strip of the proposed 5 acre lot with the land in the larger parcel, and provide an easement to access the snowmobile trail. If this approach is taken, then the subdivision approval for the lot under 5 acres would be required from the NH Department of Environmental Services.

He recommends that the Board either deny the application because it does not comply with the lot shape formula or if the applicant is willing to amend the proposal to reconfigure that smaller lot so it complies with that standard, give him time to rework that and continue the application to another meeting.

Randy Orvis spoke on behalf of the applicants. He stated that the land owners wanted to downsize and build a house on the smaller lot and sell the larger lot. They did not wish to obtain an easement because the owner didn't want the other person to pay taxes on land that others can use. He stated that the owner wanted to keep the back acreage to cut firewood. They also want to retain an access to the snowmobile trail. He felt that doing an easement would lower the value of the larger lot.

It was noted by the Board that there were no septic or well showing on the plan for the larger lot and the name of the road should be on the plan. R. Orvis stated the soil types come from the Belknap County Soil Survey and the wetlands were actually field mapped so they are more accurate.

D. Collier asked that R. Orvis note on the plan regarding where the soil samples came from.

The Board also requested;

1. an easement be provided for the power pole on the smaller lot if the pole is to remain, and
2. add pole numbers to the poles along Stockbridge Corner Road.

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

R. Orvis stated he would rather continue the application and change the plans than have it denied.

D. Collier polled the Board for their recommendation on what to do with the waiver.

M. DeCoff stated he wanted the lot to meet the lot standards so he requested denying the waiver.

R. Howard stated he liked what he wanted to do so was in favor of the waiver.

T. Hoopes stated he wanted to deny the waiver.

R. Sample stated that they could still get wood if they made the lot conforming so would like to deny the waiver.

S. Williams stated he wanted to deny the waiver.

The majority of the Board would like the plans to change and would like to continue the application.

T. Hoopes made a motion to continue Case P14-04, Donald C. & Lisa M. Fields to the May 20th meeting.

M. DeCoff seconded the motion with all in favor.

V. OTHER BUSINESS

1. Old Business – S. Williams mentioned the Tower on Miramichie Hill Road has minimal visibility from the roads in the area.
2. New Business – K. McWilliams mentioned the Lakes Region Planning Commission is seeking a representative from Alton for the Lakes Region Scenic Byway Steering Committee. T. Hoopes volunteered.
The Board discussed the frustration property owners have in complying the sign restrictions of the scenic byway on Route 11 from the traffic circle to Sandy Point. The Board asked Tom to convey this and request this section of the scenic byway be dedesignated and leave sign control with the Town.

S. Williams motioned to appoint T. Hoopes to be the liaison for the Town on the Lakes Region Scenic Byway Committee.

M. DeCoff seconded the motion with all in favor.

3. Approval of Minutes:

T. Hoopes corrected Page 6 top paragraph line 7 word ‘wither’. Should be ‘either’.

M. DeCoff corrected the spelling of his name under Members Present should be Marc not Mark.

R. Howard corrected Page 1 next to the last paragraph, line 2 the word ‘houses’ should be ‘lots’.

T. Hoopes motioned to approve Minutes of March 18, 2013 as amended.

S. Williams seconded the motion with all in favor.

4. Correspondence – None
5. Any other Business that may come before the Board –

K. McWilliams reminded the Board of the Work Session on the Subdivision Regulations on May 6, 2014 at 6:00 p.m. The second item was that T. Hoopes volunteered to serve on the Engineering Subcommittee. K. McWilliams would like to bring a recommendation to the Board on the May 20th meeting. The ZAC meeting is on Wednesday the 23rd.

R. Howard opened a discussion about the Flood Plain mapping.

VI. PUBLIC INPUT ON NON-CASE SPECIFIC LOCAL PLANNING ISSUES

None at this time.

VII. Adjournment

M. DeCoff made a motion to adjourn. The motion was seconded by R. Howard and passed without opposition.

The Public Hearing adjourned at 7:00 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes