

TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Minutes
June 17, 2014
Approved July 15, 2014

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

T. Hoopes motioned to accept the Agenda as presented.

M. DeCoff seconded the motion with all in favor.

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

Case P14-08 Outside In Construction Inc.	Map 6 Lot 18-2	Design Review for Site Plan Suncook Valley Hwy (NH Rte 28)
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Scott Williams recused himself from this application.

On behalf of the applicants, Outside In Construction Inc., on land owned by the 2010 Trust By the Bay, Jeffrey L. Green is requesting a Design Review for a Site Plan located on Suncook Valley Road. They are proposing to construct a main building to house their office and a larger barn hidden from the road on the rear of the property for storage of building supplies and other related items. The property is located in the rural (RU) Zone.

K. McWilliams gave an overview of the application. This application is a continuance from the May 20th meeting. It was not complete at the May 20th meeting. They are proposing to construct a main office building and a larger barn in the back for storage of building supplies and related items. The Planning Board conducted a Site Walk on June 3rd. The Planning Board approved a waiver of scale requirements at the May 20th meeting. He recommends the Planning Board accept the application as complete.

T. Hoopes motioned to accept the application for Design Review as complete.

M. DeCoff seconded the motion with all in favor.

Jeff Green, land surveyor, spoke on behalf of the application.

J. Green showed the Board their proposal.

K. McWilliams asked the Board if they wanted to decide on having a Town Engineer review the drainage report from the applicant engineer that is required for the Final Site Plan Review Application.

J. Green submitted a copy of the approved driveway permit from DOT for the Planning files.

T. Hoopes motioned to request a review of the drainage report be done by the Town Engineer.

B. Curtin seconded the motion with six (6) in favor and one (1) not in favor (RH).

The Board decided to have the drainage study reviewed by the Town Engineer. They decided to use KV Partners LLC.

D. Collier opened public input.

Susan Lambert, abutter, spoke against the application. She was concerned about the increase of noise level and opening up the site for visibility of the business. She was also concerned about the lighting. She was also concerned about chemicals and possible toxic material on the property.

Amy Stanley, abutter, spoke against the application. She was concerned about the tree line buffer and asked if they could put up a privacy fence. She mentioned that the ZBA mentioned the dumpster location but it was not on the Conditions of Approval.

J. Greene has offered to add a note on the plans regarding screening around the dumpster.

D. Collier closed the public hearing.

D. Collier encouraged the applicant to consider including a privacy fence in the rear of the property.

S. Williams returned to the Board.

Case P14-09	Map 29 Lots 14 & 14-1	Minor Site Plan
Peter R. & Elizabeth G. Varney		10 Frank C. Gilman Highway

Peter R. & Elizabeth G. Varney are requesting a Minor Site Plan to allow additional commercial uses. Commercial uses proposed include the following list of Retail Businesses and services from the table of uses in the 2014 Zoning Ordinance: 9, 13, 17, 20, 21, 29, 36, 41, 42 and 47. The property is located in the Residential Commercial (RC) Zone.

K. McWilliams gave an overview of the application. This application has been continued from the May 20, 2014 meeting. At that time the application was not accepted. Several waivers were requested but only two did K. McWilliams find applicable. 1. 3.01 (F) 14 – Location of the Aquifer Protection Overlay District. An aquifer underlies the property. This needs to be noted on the site plan. 2. 3.01 (G) 6 – amended State Driveway Permit. He did receive an amended approved driveway permit from the State. There are several items that are missing on the application. He has provided the list to the applicants. K. McWilliams recommend the applicant still not be accepted as complete.

D. Collier asked for comments from the Board on the completeness of the application.

S. Williams asked if any of the missing items could be made a condition.

K. McWilliams stated that that was up to the Board.

The Board felt the septic could possibly be a condition.

The Board went through each item.

1.) 3.01 (F) 5 – Identification of zone district and location of all setbacks needs to be shown on the site plan.

Board comment: The Board recommended that the applicant sit down with the Planner and resolve all these problems. D. Collier stated that the merging of the two lots could be done, but cross easements cannot be used between two lots under the

same ownership. D. Collier stated that you cannot give an easement for yourself. T. Hoopes questioned the law of merging of two lots in common. T. Hoopes mentioned that if there is a boundary line then setbacks are needed. The Board recommended that K. McWilliams get input from the Town Attorney. D. Collier stated that a waiver request might take care of the setbacks.

No other items were mentioned.

M. DeCoff motioned to continue Case P14-09 to July 15, 2014 with all new material needs to be in by July 1st.

T. Hoopes seconded the motion with all in favor.

IV. CONCEPTUAL CONSULTATION:

Case P14-10 West Alton Marina, LLC	Map 17 Lots 9, 29 & Pt. 11	Site Plan Conceptual Consultation 35 West Alton Marina Road
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Brian A. Fortier, Managing Member of the West Alton Marina, LLC is proposing the construction of a new retail space, boat storage and cleaning building, and canopy structures for the new and existing boat docks.

K. McWilliams gave an overview of the application. The applicant is asking if he combines the marina lots into one parcel would the combined parcel be subject to the wetland setbacks and if so would the Planning Board consider granting relief from the 25' natural vegetative buffer for the new construction at the marina.

Brian Fortier spoke on behalf of this application. He spoke of the railroad bed that ran through the marina was bought from the Town in 1997. That was a lot line adjustment or merger which affected the marina lots and since then they have had approval from the Board not requiring the 25' setbacks. He is not sure if that counts as precedent that any lot line movement wouldn't apply.

K. McWilliams stated that that preceded the wetland buffer setback requirement that came into effect in 2006.

The Board recommended that B. Fortier discuss the merger with his attorney and with the Planner.

V. OTHER BUSINESS

1. Old Business – None
2. New Business –
 - a) K. McWilliams asked the Board if they were willing to have a joint meeting with the Zoning Amendment Committee on July 16th at 5:45. He would like to discuss two things. 1) Amendments to the Floodplain Development Overlay District and the floodplain maps. Jennifer Gilbert with the NH Office of Energy and Planning has been invited and will attend. 2.) Zoning Amendment Committee is reworking the Stormwater Management Ordinance. They would like to meet with the Planning Board members in addition to the ones on the committee to discuss that ordinance.
 - b) He asked the Board if they wanted to schedule another work session on the draft subdivision regulations the first Tuesday in July which is July 1st or if they want to wait until August. They agreed to do it the first Tuesday in August.
3. Approval of Minutes:
 - a) Site Walk Minutes June 3, 2014:

M. DeCoff motioned to approve Site Walk Minutes of June 3, 2014 as presented.

R. Sample seconded the motion with Five (5) in favor and two (2) abstaining, (TH, DC)

- b) Minutes of May 20, 2014 of the Regular Planning Board meeting.

M. DeCoff motioned to approve Minutes of May 20, 2014 as presented.

T. Hoopes seconded the motion with Four (4) in favor and three (3) abstained (RH, BC, DC)

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

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

None at this time.

VIII. Adjournment

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

The Public Hearing adjourned at 7:38 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes