

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Minutes
June 19, 2012
Approved 7/17/12**

Members Present: Scott Williams, Chairman
David Collier, Vice Chairman
Roger Sample, Clerk
Tom Hoopes, Member
Bill Curtin, Member
Dave Hussey, Selectmen Representative

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

I. CALL TO ORDER

S. Williams called the meeting to order at 6:03 p.m.

II. APPROVAL OF AGENDA

K. McWilliams stated that there were two changes to the Agenda. The first item Case P06-93, John Jeddrey, Trustee of the Jeddrey Realty Trust has requested to cancel and return with a revised proposal next month. The second item Case P06-10 Vance Sedlar has requested to cancel until he has a chance to work through and develop his proposal for his phasing plan.

D. Hussey made a motion to approve the agenda as amended.

D. Collier seconded the motion with a unanimous vote in favor.

III. PUBLIC INPUT

None at this time.

IV. COMPLETENESS REVIEW OF DESIGN REVIEW APPLICATION AND PUBLIC HEARING IF THE APPLICATION IS ACCEPTED AS COMPLETE:

Case P12-13	Map 2 Lot 19	Design Review – Site Plan Review
Michael & Kathleen Currier		Prospect Mountain Road

On behalf of Kathleen & Michael Currier, James P. Cowles, Esq. is requesting a Site Plan Design Review to discuss a proposed Commercial Function Facility on their property of 107 acres to have weddings and other social events. This property is located in the Rural Zone.

James Cowles from Walker Varney in Wolfeboro, Kathleen Currier and Michael Currier spoke on behalf of this application.

K. McWilliams gave an overview of the application. The Commercial Function Facility has been approved by the Zoning Board of Adjustment for a Special Exception. It was done on May 3rd. They are requesting two waivers from the Site Plan Review Application for Design Review. One is a Boundary Survey and the other is the Storm Water Management and Sediment and Erosion Control and Drainage Plan. His recommendation is that these waivers are appropriate for this application and he supports these waivers. If the Board approves those waivers then the application would be complete and he recommends that the Board accept the application as complete.

J. Cowles stated the property is to be used to host weddings and other commercial functions. Primarily their busiest season is going to be May to October. It is going to be a year round use. The plans have shown the issues that K. McWilliams has brought up. He discussed the reasons for the waivers. They have now submitted a survey that shows the metes and bounds and the straight line distances of the property so he feels that would suffice to meet the Site Plan Regulations for the Boundary Survey. Regarding The Storm Water Management and Sediment Erosion Control and Drainage Plan, he feels this is not necessary because there are specific circumstances on the plan and the property itself. Sheet 2 of 3 the western portion of the property is where the parking is going to be and the grass will be maintained at 4" height which will take care of any erosion. There is also a stone wall and a wooded area that buffers the pond which will help with erosion. The same is on the western side. In terms of any septic issues there are going to be portable toilets that will be taken in and out for each event. K. Currier is making contact with the proprietor to make sure that there will always be enough for the amount of people at that event.

D. Hussey asked how far the parking lot is from the Locke's property line.

S. Williams stated it was approximately 100 feet.

R. Sample asked if the 4" grass would be a hazard with the cars.

S. Williams stated that it would not.

B. Curtin made a motion to grant the waiver 4.01 F7 and 4.01 F45.

D. Hussey seconded the motion with all in favor making the motion unanimous.

D. Hussey made a motion to accept the application P12-13 as complete.

B. Curtin seconded the motion with all in favor making the motion unanimous.

T. Hoopes asked about the noise concern and if there are going to be limitations of hours. He also questioned the decimal noise levels on weekends when most of the people are going to be home.

J. Cowles stated that this was discussed in great length at the Zoning Board. He showed the Board on the plans an area called the tent area surrounded by a retaining wall and to the southwest there is a barn and a proposed sound fence. It is going to be an 8' high fence rather than a 6' high fence on a 2' high earth berm. The music is to be located and directed away from the Locke property. Quiet hours are going to be enforced. He feels that the decimal level should be from the property lines.

K. McWilliams explained the Alton noise ordinance and suggested the Board establish a specific maximum noise level at the property line that is a measurable noise level.

R. Sample asked if the measures were new from last year.

J. Cowles stated that they were all in line with the Commercial Function Facility review criteria.

K. McWilliams stated that the applicants are proposing a 90 decimal level. His research shows that that is typically a noise level at the property line for an industrial zone. The maximum noise level he researched in other residential areas is between 65 to 68 decimals.

J. Cowles explained his research shows that a 90 dba is what a loud band is playing at the source and if it goes over that your ears need plugs.

T. Hoopes asked what the materials for the sound fence are going to be.

M. Currier stated that it would be an 8' high stockade fence. He stated that the DJ would be in the furthest corner if you are looking at the walkway coming in from the road. All that sound is going away from everyone. It sets down in a pocket. There is a 30' by 60' barn behind the retaining wall. From the base of the retaining wall to the top of the barn is about 26'.

D. Hussey asked what the rationale for the 90 number.

J. Cowles stated it came from the Zoning Board.

S. Williams asked where the location was for that 90 dba.

J. Cowles stated that it was going to be at the property line.

M. Currier stated that where that sound is going to be is probably 350 to 400 feet from the Locke property line.

T. Hoopes asked about the time cutoff.

K. Currier stated that they usually start about 1:00 in the afternoon and are over about 9 or 10:00 in the evening. With the Commercial Function Facility there is an establishment of the enforcement of the quiet time which the cutoff is 10:00 p.m. which they would always honor.

K. McWilliams was asked to provide some distances as the db's fall off whether going through an open field or a wooded area. Also to figure how it is at a distance of 350 feet.

There was no public input on this case.

V. OTHER BUSINESS

1. Old Business: None

2. New Business:

K. McWilliams told the Board that the Community Planning Grant application for the Zoning Study was submitted before the deadline on June 15. There should be a decision by the end of June. If it is successful then he would anticipate the Planning Board would get involved in the consultant selection process.

D. Hussey discussed the Economic Develop Committee. He is asking the public for people to be in the committee. He hopes to start something in the next two weeks.

3. Approval of Minutes:

B. Curtin made a motion to approve the minutes of May 15, 2012 as presented.

T. Hoopes seconded the motion with all in favor making the motion unanimous.

4. Correspondence:

Building Permit from Robert Knolls Campground for Industrial Communications to swap out six (6) of the twelve (12) existing antennas on an existing cell tower on Tax Map 19, Lot 8-2.

T. Hoopes made a motion to approve the Building Permit for Robert Knolls Campground.

D. Hussey seconded the motion with all in favor making the motion unanimous.

5. Any Other Business that may come before the Board:

K. McWilliams presented the letter from DES about Well Head Protection.

VI. ADJOURNMENT

D. Hussey made a motion to adjourn.

B. Curtin seconded the motion. All were in favor making the motion unanimous.

The public hearing adjourned at 7:00 p.m.

Respectfully submitted,

Randy Sanborn
Recorder