

TOWN OF ALTON ZONING AMENDMENT COMMITTEE

July 12, 2016

Approved 9/13/16

Members Present:

Paul Monzione, Chair
Tom Hoopes, Vice Chair
Tim Morgan, Member
Scott Williams, Member

Others Present:

Nic Strong, Town Planner
Traci Cameron, Planning Secretary

I. CALL TO ORDER

P. Monzione called the meeting to order at 6:01 pm

II. APPROVAL OF AGENDA

S. Williams moved to accept the agenda as presented. T. Hoopes seconded the motion. P. Monzione requested an amendment on the agenda as part of the discussion on the motion, under continued business number 1, he proposed the committee take some time to discuss the scope and sequence of the work to be done by the committee, for example would the committee like to keep going page by page through the Zoning Regulations Working Draft or would they rather prioritize specific amendments. The Committee voted all in favor of the motion as amended.

III. CONTINUED BUSINESS

- The Committee discussed how they would like to proceed with determining which amendments needed to be reviewed and potentially brought before the voters at Town Meeting. The Committee determined the best course of action would be to defer to N. Strong, Town Planner, on her recommendation of which amendment edits were substantive and which edits were typos and/or scrivener's error. N. Strong suggested that the committee concentrate on the items listed in the memo she prepared for the Committee such as Accessory Dwelling Units, Signs and Personal Wireless Services Facilities amendments. P. Monzione asked if N. Strong would compile a list of housecleaning/typographical errors/non-substantive and a list of substantive issues in order of importance.
- N. Strong reminded the Committee that they should be prepared to present potential Zoning amendments to the Planning Board by November.
- T. Morgan suggested the Committee attempt to prioritize the 16 items that were listed in the May 3, 2016, memo to the Committee. T. Morgan asked if the Committee would be able to group as many amendment items together as possible for the ballot. N. Strong stated that could be done, however, the risk was having the voters disagree with one item and voting the

entire amendment down. P. Monziona suggested that the Committee be as specific as possible when presenting the amendment on the ballot, such as “this definition needs to be added because of this reason” or “this is a typographical error”, and group as many of those items as possible in a logical manner under one or more warrant articles. S. Williams suggested that the Committee also prioritize that list and if there is a particular word or definition that may “kick out” the combined amendments, the Committee should consider listing those as individual amendments.

- P. Monziona stated he would like as an agenda item for the next Committee Meeting, specifically all of the housekeeping items that are still substantive, such that are required to go to Town Meeting, and to devote time at the next meeting to determine which items would be grouped together.
- N. Strong stated the memo from May 3, 2016, that she prepared for the Committee suggested amendments for Accessory Dwelling Units, which has to be addressed due to changes in the law; Personal Wireless Services Facilities, statute changed in 2013 and the Town’s Regulations need to catch up with those changes; and Signs. Finally, the bottom half of the memo were items leftover from last year that did not make it to the ballot.
- N. Strong stated her memo from March 29, 2016, went through the Accessory Dwelling Unit section, comparing and contrasting the law and suggesting amendments to that section. And in the working Draft Zoning Ordinance, the Personal Wireless Services Facilities section was marked up in red with potential changes.
- N. Strong stated she is working on the Sign amendment changes. The Sign amendment section refers to any temporary sign, plus directional, off site directional and the length of time those signs can be up.
- T. Morgan stated the Committee should also take a look at the amendments that were leftover from last year, specifically where a property or properties are bisected by more than one zone. S. Williams asked N. Strong to research the ballot that addressed bisected properties which he believed may have been in the early 1990’s.
- P. Monziona stated the Committee may want to consider looking at the Town’s Zoning Ordinances with the idea of whether they do enough to preserve the historical character of Main Street and the downtown area, or if it matters to people or not. S. Williams noted this type of discussion has to balance private property rights. P. Monziona would like it placed on the list as an item for the Committee to at least talk about and/or consider.
- In looking at the list of items that were not addressed last year, T. Hoopes suggested postponing discussion of conservation subdivisions for at least one more year. The Committee agreed.

IV. OLD BUSINESS

1. Old Business-
 - None
2. New Business-
 - None
3. Approval of Minutes-
 - **T. Hoopes moved to approve the June 15, 2016, minutes as written.**
S. Williams seconded with all in favor.
5. Any Other Business that may come before the Board

- None

V. SET DATES FOR FUTURE MEETINGS

- August 16, 2016, at 6pm.

VI. PUBLIC INPUT

Open to the public. None at this time. Closed Public session.

VII. ADJOURNMENT

S. Williams moved to adjourn. The motion was seconded by T. Hoopes and passed without opposition.

The meeting adjourned at 7:00pm

Respectfully submitted,
Traci Cameron, Recorder, Public Minutes