

TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Minutes
August 18, 2015
Approved September 15, 2015

Members Present: Dave Collier, Chairman
Roger Sample, Clerk
Bill Curtin, Member
Scott Williams, Member
Peter Bolster, Member
Virgil MacDonald, Selectmen's Representative

Others Present: Ken McWilliams, Town Planner
Randy Sanborn, Secretary

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.

S. Williams motioned to accept the Agenda as presented.

B. Curtin seconded the motion with all in favor.

III. CONCEPTUAL CONSULTATION

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| Case #P15-15 Brad Bissell | Map 8 Lot 48 | Conceptual Consultation Site Plan 12 DOT 3 Street & Route 28 |
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Brad Bissell is proposing to replace the approved car wash building with a proposed storage building for equipment and car storage. The storage building would not have water or sewer. The 4.02 acre property is located in the Residential Commercial (RC) Zone.

K. McWilliams gave an overview of the application. If the Planning Board decides B. Bissell does not need to file a site plan then K. McWilliams recommends the Board require B. Bissell to file a plan identifying the size and location for the proposed storage building.

The Planning Board had before them a portion of the site plan for the approved car wash.

S. Williams was concerned about the drainage showing on the plan.

B. Bissell spoke on behalf of this application. He finds it no longer feasible to do a car wash so wants to build a 40' X 100' storage building with a little different square footage than the car wash. He will be moving it back a little. He wants to use it just for his own equipment.

D. Collier was concerned about the paving increasing.

B. Bissell stated that they will still use the same parking lot. He also stated that he didn't need the drainage if he doesn't do the car wash. There will be no more runoff than usual. He says we might pave more to get closer to the building. He will not be paving down to the road that would have been done if he built the car wash, so there will be less impervious surface.

The Board decided they wanted to see a plan showing where the building will be and showing a drainage plan.

S. Williams motioned to continue the conceptual portion of Case P15-15, Map 8, Lot 48 Conceptual Consultation Site Plan of Brad Bissell until the September 15' 2015 Planning Board Meeting.

V. MacDonald seconded the motion with all in favor.

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

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| Case #P15-17 Susan Gatton | Map 12 Lot 32 | Final Minor Subdivision Old Wolfeboro Road |
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On behalf of Susan Gatton, Jeffrey L. Green, LLS is proposing to subdivide Tax Map 12, Lot 32 consisting of 29.144 acres, into 2 lots. Lot 32-1 would contain 15.109 acres and is developed with an existing mobile home, septic, well and driveway. Lot 32 would contain 14.035 acre and is developed with an existing house, septic, well and driveway. This property is located in the Rural (RU) Zone.

K. McWilliams gave an overview of the application.

The applicant has requested two waivers:

1. Section 9.D.2.j. 1) & 2) Driveway Profiles & Cross Sections – The driveways are existing and flat coming off Old Wolfeboro Road.
2. Section 9.D.2.h.2 Topography – Topography has been shown around the existing residence and building area of the new lot. They are requesting a waiver for the remaining land.

K. McWilliams stated he did not object to the first waiver of Driveway Profiles & Cross Sections. The second waiver on Topography deals with contiguous buildable upland area they have not provided under the completeness of application review. He doesn't know if they will need more topography to satisfy that requirement. He finds there are a number of items that are missing for the application. He finds the application not to be complete and does not recommend the Planning Board find the application as complete and continue it until the September 15th meeting.

The Planning Board discussed the missing items and the waivers.

B. Curtin motioned to continue Case P15-17, Map 12, Lot 32 until the September 15, 2015.

S. Williams seconded the motion with all in favor.

V. OTHER BUSINESS

1. Old Business –
 - a. Building Permit application from T-Mobile Northeast LLC on a tower owned by American Tower Corporation on land owned by the Foulkes Corporation to replace and add antennas on the existing tower at 549 Prospect Mountain Road on Tax Map 3 Lot 18. A structural analysis has been provided.

V. MacDonald made a motion to postpone the discussion and request the applicant to come in to explain what they are doing at the next meeting.

B. Curtin seconded the motion with all in favor.

- b. The Planning Board asked K. McWilliams to notify the owners of the Tower on Miramichie Hill to explain why the service is a problem.
2. New Business – S. Williams mentioned he heard that the federal government was going to manage the zoning in the Towns.

K. McWilliams stated he would provide the Board with an article that speaks about this issue.

3. Approval of Minutes:

a. Minutes of the July 21, 2015 regular Planning Board Meeting.

B. Curtin motioned to approve these minutes as presented.

R. Sample seconded the motion with four (4) in favor and 2 (abstained) (PB & SW).

4. Correspondence – None

5. Any Other Business that may come before the Board. – None

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

There was none at this time.

VII. Adjournment

S. Williams made a motion to adjourn. The motion was seconded by B. Curtin and passed without opposition.

The Public Hearing adjourned at 7:05 p.m.

Respectfully submitted,
Randy Sanborn, Recorder, Public Minutes-