

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

Members Present:

Paul Monzione, Chair
Lou LaCourse
Tom Hoopes

Others Present:

Nic Strong, Town Planner
John Dever, III, Code Official
Jessica A. Call, Planning Secretary

CALL TO ORDER

Paul Monzione called the meeting to order at 6:15 p.m.

APPROVAL OF AGENDA

**Tom Hoopes moved to approve the agenda.
Lou LaCourse seconded the motion and it PASSED unanimously.**

CONTINUED BUSINESS

1. Review of Solar Energy Systems proposed amendment as discussed at the 10/11/16 meeting

Paul Monzione stated that at the last meeting, Dave Hussey had presented a proposed regulation for a small-scale solar energy system and asked Nic Strong to elaborate on the information she researched. Nic Strong apologized that she just got finished with it today and suggested if the Committee wanted to look at it tonight and go over it in more depth at the next meeting on November 1, that would still leave enough time to present it to the Planning Board.

Nic Strong stated that upon closer inspection, research from other states, and other helpful documents, it was apparent that what Dave Hussey presented to the Committee came from Hollis' Regulations and was based on residential systems and not a production facility. Nic Strong then created a new ordinance for solar energy systems and presented it to the Committee for their input and approval.

Nic Strong first went over Section A. AUTHORITY AND PURPOSE, which referenced some statutes that authorize the Town to be able to do this in the first place. Section B. GOALS listed some of the goals provided by Dave Hussey, which explain why the town would want to establish this ordinance, and what would the town achieve. Section C. DEFINITIONS listed the several types of solar systems and the language associated with them. Nic Strong asked the Committee if the names of the systems she suggested were acceptable; they agreed. She mentioned that John Dever is already familiar with the residential systems in which the contractor only needs to pull building and electrical permits and can proceed with the project, so at this level, it was entitled Accessory or

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

Residential Solar Energy System. Tom Hoopes agreed with Nic Strong and stated that this title was clear. Paul Monziona asked Nic Strong that if the Zoning Ordinance already includes residential systems, why don't we elaborate on that. John Dever answered for her and stated that currently the Zoning Ordinances don't include anything on solar systems and they are regulated and addressed under the Building Codes. Nic Strong stated that the only reason these new regulations mentioned residential systems is because at the last meeting, Tim Morgan was concerned that if someone wanted to put in one of these residential systems, they might think they would have to go through the Special Exception process.

Nic Strong proceed with the next level of systems, which she entitled Commercial Solar Energy Systems. This would basically still be a permitted use, but accessory to commercial, business, industrial, farm, or agricultural use. It also stated that it would be designed to offset the on-site utility costs, but could be used as an additional revenue stream, therefore it could be more of a business use, but is not full scale production for off-site distribution.

Nic Strong went over the last level, which was entitled Utility Scale Solar Energy Systems/Solar Farms; this is the system that Dave Hussey was referring to. This definition included the standard well known solar panels, or it could be different technology containing solar thermal devices that direct the light. The idea of these is for wholesale sales of generated electricity, in which this section applies to the intention that the use of the land would be for this purpose only. Nic Strong mentioned that this could be an issue because the land that Dave Hussey was referring to in his presentation currently has a house on it; although, there could be a situation where a Variance might be in question, or the regulations could be specific to state that it's not allowed.

Nic Strong then went on to explain that Section D. GENERAL PROVISIONS included the safety standards that need to be met for all the energy systems, whether they are on a house or business roof, or it is one of the wholesale sale systems.

Nic Strong stated that Section E. SOLAR ENERGY SYSTEM STANDARDS included specifics on each different type of system and where they would be permitted. Nic Strong pointed out that 1. Accessory or Residential Solar Energy Systems were allowed in all zoning districts, subject to setback and height requirements in the district in which the system was located, and the general provisions in Section D. Then there was 2. Building Integrated Solar Energy Systems, Passive Solar Energy Systems, and Solar Thermal Systems, which included various systems that are tied into the building construction. Passive solar isn't necessarily solar panels per se and could be tubes of water or thermal units built into a roof, which would fall under the accessory use and the same setback and height requirements in the district in which the system was located, and the general provisions in Section D. The next section had to do with commercial type facilities, 3. COMMERCIAL SOLAR ENERGY SYSTEMS. This would also fall under an accessory use, setback and height requirements. Nic Strong confirmed with the Committee as to what zoning district this would be allowed in, and they thought it should be allowed in all zones by Special Exception. Nic Strong reviewed the last system, which was 4. UTILITY SCALE SOLAR ENERGY SYSTEMS/SOLAR FARMS. The Committee agreed that this should be allowed in all zoning districts, subject to

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

setback and height requirements, the general provisions in Section D., Special Exception from the Zoning Board of Adjustment, and a Major Site Plan Review with the Planning Board.

Nic Strong went on to further explain that Section F. SPECIAL EXCEPTION FOR UTILITY SCALE SOLAR ENERGY SYSTEMS/SOLAR FARMS was a set of requirements that consisted of additional criteria that needed to be met above and beyond the standard Special Exception. When Nic Strong was looking at other regulations, they listed minimum lot size and setbacks, and she would like to know if the Committee would like Alton to list those also. She also mentioned that a height restriction on fencing to restrict unauthorized access should be determined. Additional criteria suggested were: clearly visible warning signs; utility lines to be placed underground if feasible; minimizing the obstruction of land; planting some vegetation for screening; and submitting a decommissioning plan.

Tom Hoopes was concerned about the screening since the panels were predominantly going to be facing the south so anyone on a high hill top was going to catch all the solar glare, so whether or not there was a need to have screening in specific sites. Lou LaCourse commented that if the panels were at a 90-degree angle facing the sun, the glare would be reflected back to the sun. Nic Strong stated that she didn't think the panels were very reflective, but some systems do have separate reflectors that focus the sun onto the panels and that might be a problem and perhaps also the panels' framework. John Dever stated that the panels he has seen on rack mounts are on the ground, sitting on frames, and don't have a glare. Paul Monzione suggested that there be an additional criteria added to Section F. as # 9 to address solar glare issues. The applicant would have to apply for a Special Exception, which will need to include that the glare will not shine in any abutter's windows. Paul Monzione confirmed with Nic Strong that all of the definitions aren't necessarily uses, but are terms that the Zoning Ordinance will permit.

Nic Strong stated that in Section E., the Committee would need to come up with restrictions on districts for #4. Paul Monzione stated that the utility scale system should not be allowed in the Lakeshore Residential district, and would need a Special Exception, along with the additional criteria in Section F.; minimum lot size was absolutely important. Paul Monzione suggested that if someone wanted to construct a utility system that was near an electric plant or substation, it would not necessarily be zone driven and would be based on the surroundings instead; taking into consideration that technology changes rapidly, the Committee could always change the amendment in the future. This system would not only be limited by the approval of a Special Exception, it would also be limited by minimum lot size and setbacks. Paul Monzione stated that by having an applicant get a Special Exception and also abide by the additional criteria, this would give abutters a chance to state whether they felt that their property value was being diminished or not. Tom Hoopes asked what the size of the property needed to be. John Dever and Nic Strong stated that according to Dave Hussey, there needed to be a minimum of 5 acres per meg, and he was proposing a 2 meg system. John Dever also mentioned that there were setbacks to take into consideration along with the surroundings. Paul Monzione mentioned that the applicant needed to show under the 520 criteria whether or not they have adequate safe and sanitary sewage and water supply, so instead of having a minimum lot size, it would be better to have them state whether they have adequate land to safely

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

and effectively accommodate the proposed system. The applicant would have to demonstrate how much power they will generate and how many panels they propose. Paul Monzione confirmed that the current setbacks are 10 feet from the property line. John Dever stated that there are 10-foot setbacks in the rear and side and a 25-foot setback in the front; although as of 2003, in some Rural lots, the side setbacks were 20-feet and older lots stayed at 10-feet. Lou LaCourse mentioned that if he was a neighbor, he would be concerned about having a visual buffer. Paul Monzione mentioned that an applicant could put in a system without needing a large setback if there was a visual buffer. John Dever pointed out that there is a provision for this in Section F. #7., in which it requires vegetative screening if the existing buffer doesn't do the job. Lou LaCourse asked if the applicant was required to plant trees that would be of mature height in 20 years, and he was answered by John Dever who stated that they would be required to plant trees which would create a buffer from the start.

Paul Monzione pointed out some safety issues that would need to be addressed to avoid injury, for instance, if there was a risk of electrocution, then fences, security cameras, and signs would be put in place so someone wouldn't get electrocuted; or if there was heavy wet snow that could slide off of the panels, it could drown someone; or if there was an emergency, could the emergency vehicles be able to traverse the property. John Dever informed the Committee that the Electrical Code governs solar systems, so there are safeguards already built into code requirements. Paul Monzione asked the Committee if they thought the setbacks should be increased. John Dever stated that as an example, currently there were 75-foot setbacks designated as a vegetative buffer for campgrounds. Paul Monzione suggested that the ordinance not allow utility systems in the Lakeshore Residential district at all. As far as the other systems under Section E. go, #2 would be allowed in all districts, and #4 also would not be allowed in the Lakeshore Residential District. Paul Monzione suggests that since there would be a mandatory buffer put in place according to Section F. # 7., then #2 under Section F. could be taken out.

Paul Monzione suggested that the Committee come up with some guidelines in regards to what the buffer zone should consist of. John Dever commented that the buffer should be sufficient enough so a neighbor could not see the solar panels year round. Paul Monzione would like to include some language that stated "where existing buffers do not currently obscure" in #7. Nic Strong pointed out the use of "dwelling units" in #7 and did not think that would apply to an abutter that did not have a dwelling on the property and who just liked to visit their property to enjoy their view. Paul Monzione asked what if someone had a restaurant with outside on-the-deck seating and the panels were visible to patrons; the phrase "dwelling units" was removed. John Dever stated that the buffer zone should begin at the boundary line. If someone was to develop or construct close to the boundary line, the developer wouldn't be able to see the structure. Nic Strong mentioned that if there was a system built on a lot and the house was up on a hill, but the property line was in a valley, the abutters would be able to see the system from the house, but if they looked from the property line, they couldn't. Paul Monzione acknowledged Nic Strong's scenario and stated that there should be language added to #7., which would read, "adversely affecting the views of adjacent parcels." This would cover the developer from an abutter stating, for example, that when they travel ½ a mile from their dwelling and they are standing on their property line, that the system affects their view,

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

but ordinarily the abutter doesn't usually inhabit that part of their property, so it was not really adversely affecting their view.

John Dever asked Paul Monzione if they could back up to Section E., 3. COMMERCIAL SOLAR ENERGY SYSTEMS, to discuss it further, because he felt that they shouldn't exclude the Lakeshore Residential District. He also believed that there were several commercial properties that existed in that district that could benefit from installing a solar system on their buildings. Paul Monzione agreed with John Dever and asked for the change to be reflected in the new regulations.

Nic Strong brought up that Section F. #3 needed a height restriction if the Committee required a perimeter fence. Paul Monzione pointed out that if now they were going to allow the commercial system in all zones by Special Exception, that it would need a whole separate set of criteria because the utility system criteria in Section F. was too restrictive for a commercial system. Nic Strong was asked put together a new section and bring it back to the Committee for comment. Paul Monzione asked John Dever if there was an industry standard for the height of the fence. John Dever stated that would be something that needs to be researched.

Nic Strong moved on to Section G. ABANDONMENT, REMOVAL, AND DECOMMISSIONING and informed the Committee that #3 needed a decision on the timespan of when a system would be deemed abandoned. The Committee agreed to a 12-month period of time. Nic Strong stated that #4. had to do with the financial security of the decommissioning plan and asked the Committee what time span they wanted to give the individuals to start the removal of the facility. They agreed with 90 days and an additional 90 days if extenuating circumstances arose, otherwise, the Town would take the security and pay for the removal. Paul Monzione asked for some clarification on the financial security. John Dever stated that the individuals must submit 125% of the decommissioning costs to the Town as a surety and the Town would hold onto that until the decommissioning was complete.

Paul Monzione asked Nic Strong if the definitions listed in the document that she had presented tonight were going to be listed in the definitions section of the Zoning Ordinance. She stated that under Solar Energy Systems, it will have a note stating "See Section 363." Paul Monzione also confirmed that this would need to be another item to go on a Warrant Article on definitions, which Nic Strong would take care of. She stated that it would also require a change to the Table of Uses. Also, she confirmed with the Committee that there is currently a definition for Energy Facility that includes solar power, and that the solar power wording needed to be removed.

2. Review of Table of Uses

Paul Monzione confirmed with Nic Strong that what is being addressed are uses that are listed in the Table of Uses that don't have any definitions. Nic Strong put together definitions for these missing words for the Committee's consideration. These were listed in her memo of October 24, 2016.

The Committee went over the following definitions:

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

Residential Uses

2. Duplex or Two-Family Dwelling – Tom Hoopes suggested that Two-Family Dwelling be put in parentheses so as to appear that they are interchangeable. The Committee determined that the definition would stay the same.
3. Frontage, Street – It currently stated “on the street through which beneficial access is achieved.” Nic Strong suggested that phrase be taken out and “as specified in Article 400 Zoning Districts Regulations” be added. The Committee agreed.

Institutional Uses

5. Public or Private Educational Institutions – Nic Strong stated that there was currently a definition for School, but the use was not listed in the Table of Uses, although School could fall under the Public or Private Educational Institutions listing. When she looked up the definition of School, it appeared that it came from The New Illustrated Book of Development Definitions, because they read the same. The book cautions about the differences between School and College or University, which is what’s generally known under the public or private educational institution definition, because of what that brings (campus, parking lot, facilities, etc.). The things that needed to be addressed were to come up with a definition for Public or Private Educational Institutions, where they should be allowed, what would the Committee like to add to the term School and where to list it in the Table, and whether or not School should be defined as elementary. Another question Nic Strong had was if they wanted to list it by elementary and secondary education. Paul Monzione confirmed with John Dever that schools were currently allowed in the Rural and Residential-Commercial zones. John Dever stated that the school currently located in the Residential zone was built before the zone changed from Rural to Residential-Commercial. Paul Monzione confirmed with the other Committee members the definition of School - “Any building or part thereof, which is designed, constructed, or used for education or instruction in any branch of knowledge, including business schools, trade schools, schools of dance and the martial arts, as well as academic institutions, for elementary, middle, and high school instruction.” Tom Hoopes suggested that they not limit schools to be in just the Rural and Residential-Commercial Zones, and in turn have the individual apply for a Special Exception so the Zoning Board of Adjustment would know what type of school it was, and could determine if it was appropriate for the location. Paul Monzione noted that School would be separate on the Table of Uses, indicate yes in the zones they were located in now, and put an E for the other zones in which they would be allowed. Paul Monzione confirmed with the other Committee members that School would be allowed in the Residential-Commercial and Rural Zone by right, in the Residential and Residential-Rural by Special Exception, and not in Recreational-Service or Lakeshore Residential Zones.

Governmental and Public Service

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

1. Governmental Buildings – Paul Monzione confirmed with the other members of the Committee that the definition should be: “A building that houses a branch of municipal, county, or state government.”. The Committee agreed.
3. Public Recreation – Paul Monzione confirmed with the other members of the Committee that the definition should be: “A public facility for recreation, rest, play, enjoyment, or assembly, and all buildings, facilities, and structures located thereon or therein, including, but not limited to, parks, beaches, and skateboard parks, etc.”. The Committee agreed.
4. Radio or Television Towers – Paul Monzione confirmed with the other members of the Committee that the definition should reflect today’s technology; it will now read: “See Personal Wireless Service Facilities.”. The Committee agreed.

Retail Business and Service

Airport/Heliport – Paul Monzione confirmed with the other members that these definitions should remain as is, and adding them to the Table of Uses will happen sometime in the near future to allow for some research on restrictions. It was noted that if the Town does not prohibit them, State law allows them anywhere.

Antique Shop – Nic Strong suggested that this definition be combined with 21. Gift Shops and Craft Shops with the following definition: “Shops that sell goods that are suitable for giving as presents; artwork, pottery, wood work, metal work, and other decorative objects made by hand or the materials and tools used for making such objects; items which are highly valued for their rarity or advanced age, including, but not limited to, furniture items, household objects, artwork, tools, toys, and clothing.”. The Committee agreed with her suggestion.

5. Automobile Service Station – Nic Strong pointed out that all the other Automobile uses were Special Exception in the Residential-Commercial District except for this one. Per Committee members, this should be changed to reflect that a Special Exception is needed in that Zone, in order to keep things consistent.
9. Barber or Beauty Shop – Nic Strong suggested the following definition: “Establishments engaged in providing services for the care of a person, including, haircuts, manicures, pedicures, facials, and other cosmetic procedures. Retail sales of products shall be allowed as incidental uses.”. Paul Monzione suggested adding the word “cosmetic” before “care of a person” so as to not confuse this with any kind of medical office use. The Committee agreed.
17. Financial or Business Office – On behalf of Jim Sessler, Town Counsel, Nic Strong suggested to the Committee that this use be removed as it could be included with Professional Office, and they were permitted in the same districts. The Committee agreed.
19. Funeral Establishments – Tom Hoopes suggested that a Crematorium be handled as a Special Exception, and to take it one step further, Paul Monzione suggested that it be handled

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

completely separately with its own set of regulations. Nic Strong's definition was agreed upon by all members, which was: "Every place or premise, licensed in the State of New Hampshire, devoted to or used in the care and preparation for the funeral and burial of deceased human bodies, or maintained for the convenience of the bereaved for viewing or other services in connection with deceased human bodies, or as an office or place for carrying on the profession of funeral directing.". Language indicating that crematoria were not included in the definition would be added.

22. Golf Courses, Golf Driving Ranges (excluding Miniature Golf Courses) – All members approved Nic Strong's suggestions to the following definitions: Golf Course – "A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards, and that may include a clubhouse and shelter." Golf Driving Ranges – "An area equipped with distance markers, clubs, balls, and tees for practicing golf shots."
24. Hotel and/or Motel – Nic Strong suggested the following definition: "An establishment which provides transient lodging accommodations to the general public, available on a daily basis, and which may also provide other services such as restaurants, meeting rooms, and recreational facilities, but does not provide in-room cooking facilities.". After a brief discussion, the Committee decided to delete phrase "but does not provide in-room cooking facilities, would be best.
29. Market Gardens, Flowers, and Produce – Nic Strong suggested the following definition and it was approved by all members: "Small-scale production of fruits, vegetables, and flowers on site as cash crops, frequently sold directly to consumers and restaurants."
31. Self-Storage Facilities - Nic Strong suggested the following definition and it was approved by all members: "A structure or group of structures containing separate, individual, and private storage spaces of various sizes leased or rented on an individual basis."
32. Nursery, trees, shrubs – Nic Strong suggested to add this definition to Market Gardens, Flowers, and Produce, only if the means of where the produce, etc. came from didn't matter (market gardens grow on-site, nursery, etc. does not). Plus, she mentioned that Market Gardens require a Special Exception in the Rural Zone and Nurseries do not. Tom Hoopes mentioned that plants, trees, and shrubs are on the bigger scale of things as compared to Market Gardens, Flowers, and Produce and didn't think they should go together. John Dever suggested that trees and shrubs be removed and a definition for Nursery should be created. Paul Monzione asked Nic Strong to come up with a definition and present it at the next meeting.
33. Parking Facility – Paul Monzione suggested that they adopt the definition of: "Any building, structure, land, right-of-way, equipment, or facility used for off-street parking of motor vehicles.". The Committee agreed.

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

35. Printing, Commercial – All members agreed with Nic Strong’s suggestion for a definition: “An establishment that carries out the process of applying images to a variety of surfaces. Some printing processing include: offset lithography, thermography, la gravure, letterpress, silkscreen, digital, laser, dye sub, photographic, desktop publishing and photocopying. Best management practices shall be followed for the proper disposal of any chemicals, dyes, or other hazardous materials.”.
40. Repair Shop for Appliances – All members agreed with Nic Strong’s suggestion for a definition with the exception of bicycle repair and with that deletion it read as follows: “A commercial establishment, the primary concern of which is the rendering of service and repair activities on equipment and appliances rather than the sale of goods. Such establishments include, but are not limited to: watch, clock, radio, television, and other home appliance repair. Retail sales shall be allowed as incidental uses in Repair Shops for Appliances.”.
41. Restaurant and/or Drive-In Restaurant and/or Fast Food Restaurant – Fast Food Restaurant was added to the list of restaurant types in the Table of Uses. The definition of Drive-In Restaurant would be changed to Restaurant, Drive-In, to match the other Restaurant definitions and have them grouped together in the definitions section. The Committee agreed.
43. Riding Stables and/or Riding Academy – Nic Strong suggested the following definition: “An establishment where horses are boarded and cared for and where instruction in riding, jumping, driving, and/or showing is offered and where horses may be hired for riding.”. She noted that the Committee may want to consider the possibility of possible large events that would attract more traffic, trailers, and visitors. Paul Monzione stated it was important to consider those potential activities. Nic Strong suggested adding something like “Horse shows, clinics, or trials may be permitted and addressed during Site Plan Review.”. The Committee agreed.
44. Salesroom Automobiles and/or Sports Vehicles – Nic Strong suggested a definition for this, but after some discussion, the Committee decided to remove this entirely since it is very similar to # 3. Automobile, Motorcycle, Light Truck Sale, Leasing or Rental.
45. Sexually Oriented Business – Paul Monzione confirmed with Nic Strong that this definition should state: “See Section 332 for definitions.”. The Committee agreed.

Other Uses

1. Excavation - Paul Monzione confirmed with Nic Strong that this definition should state: “See Town of Alton Excavation Regulations for definitions.”. The Committee agreed.
4. Small Wind Energy Facilities – Paul Monzione confirmed with Nic Strong that wind energy facilities were currently permitted in all zones. Nic Strong mentioned that at the May ZAC meeting there was a discussion about coming up with an ordinance for this at a future date.

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

The following were a few items that were previously discussed, but needed to be finalized:

Two Single-Family Homes on Lots of a Large Size

Nic Strong needed some clarification on the subject of having two single-family homes on lots of a large size, which was brought up at the May meeting, but didn't come to a conclusion. Tom Hoopes mentioned that years ago residents were allowed to build two houses on lots of adequate size, but there were several lots that weren't of adequate size; so to prevent houses being built on a lot that was too small, and in turn couldn't be subdivided, it was removed from the ordinance. He also stated that once Accessory Dwelling Units were permitted that would take care of the problem, along with requiring a subdivision beforehand. Lou LaCourse mentioned that he was concerned about having two houses on a lot that was too small and couldn't be subdivided, because eventually when the lot did get sold, it would be a forced subdivision and end up with two sub-sized lots. Tom Hoopes also mentioned that originally the Board didn't require a survey to be done and the only thing they did require was to make sure the access to the separated lot didn't take all the dry land access to the lot and to make sure that the small lot had dry access. John Dever stated that there were a number of mitigating factors if you were subdividing, like, would each lot have appropriate road frontage, uplands, and setbacks, etc., so why not just subdivide before you build because you don't know if the ordinances will change. Paul Monziona agreed with John Dever in keeping the current restriction. The Committee agreed that no change was required to the current ordinance.

Commercial Function Facility

Paul Monziona stated that there was a recent application presented to the Zoning Board, and with some inconsistencies in the regulations, it was difficult to determine if the proposal was allowed, so the definition needed to be clarified. Nic Strong stated that the definition is a bit confusing. The first part of it allows a facility where the only purpose is to be a commercial venue for functions and events, but the last sentence states that if such events were going to be held at the property where the owner lived, it would not qualify as a Commercial Function Facility, but it doesn't actually say that, it says accessory to lodging as a principal use. She wondered, does that mean that person doesn't actually have to live there that wants to run those events? Plus, "lodging use" doesn't come up anywhere else in the Zoning Ordinance. So, if the commercial event is an accessory to the lodging use and therefore not considered one of these function facilities, what is it, and how does it get permitted? Paul Monziona stated in the past Commercial Function Facility wasn't on the Table of Uses, people had to go before the Zoning Board for a Variance. He also stated that he knew of a couple of lodging facilities that had from time to time, weddings and other gatherings at their facilities that were incidental to the lodging, so they were permitted as accessory uses. Paul Monziona mentioned that there was an applicant who raised horses and who wanted to conduct weddings on their property, and when asked if they were exclusively holding weddings, they answered no, they were keeping their horse farm; so they didn't fit the definition of a Commercial Function Facility and needed to put in for a Special Exception. This definition needs further clarification and will be presented at the next meeting.

Sign Regulations

**TOWN OF ALTON
ZONING AMENDMENT COMMITTEE
MINUTES OF 2016**

October 25, 2016

APPROVED

Nic Strong stated that she read through all of the previous minutes that dealt with signage and what was missing were the specific reasons behind why there were different restrictions on temporary signs in the Lakeshore-Residential and Residential Zone. She requested the Committee state for the record at the next meeting what they are so it is apparent to everyone.

OLD BUSINESS

1. Old Business-
 - None
2. New Business-
 - None
3. Approval of Minutes: September 27, 2016

**Tom Hoopes moved to approve the minutes of September 27, 2016, as written.
Lou LaCourse seconded the motion and it PASSED unanimously.**

4. Approval of Minutes: October 11, 2016

**Tom Hoopes moved to approve the minutes of October 11, 2016, as written.
Lou LaCourse seconded the motion and it PASSED unanimously.**

PUBLIC INPUT

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

ADJOURNMENT

**At 9:36 p.m. Lou LaCourse moved to adjourn.
Tom Hoopes seconded the motion and it PASSED unanimously.**

The meeting adjourned at 9:36 p.m.

Respectfully submitted,

Jessica A. Call
Planning Secretary

Minutes approved as written: September 13, 2017