

TOWN OF ALTON PLANNING BOARD & ZONING AMENDMENT COMMITTEE  
PUBLIC MEETING  
Minutes  
November 20, 2013  
Approved 12/17/13

Members Present: Dave Collier, Chair  
Tom Hoopes, Vice Chair & ZAC Member  
Roger Sample, Clerk  
Raymond Howard, Member  
Bill Curtin, Member & ZAC Member  
Scott Williams Member & ZAC Member  
R. Loring Carr, ZAC Member  
Lou LaCourse, ZAC Member

Others Present: Ken McWilliams, Town Planner  
Steve Whittman, Jeffrey Taylor & Associates  
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**

**S. Williams motioned to accept the agenda as presented.**

**T. Hoopes seconded the motion with all in favor.**

**III. ZONING AMENDMENTS**

**1. Amendment No. 1 proposes to add a new SECTION 362 Inclusionary Zoning Ordinance for Workforce Housing.**

K. McWilliams pointed out a couple of errors on the draft. Page 3 under Incentives, number 3 was to be deleted. The other one on Page 5 under Assurance of Continued Affordability, the words 'and purchase price recommendations' should be deleted. The un-red colored paragraphs are changes that S. Whittman made after the last meeting.

S. Williams suggested adding the word 'as' before the word 'published'.

S. Whittman explained the changes to the Amendment. These changes were suggested by Town Counsel.

D. Collier opened the discussion up to the public.

Barbara Howard, Phil Whittman and Marjorie O'Toole spoke from the public.

**2. Amendment No. 2 proposes to add a new SECTION 356 RECREATIONAL VEHICLES that allows one Recreational Vehicle to be occupied on a lot with an existing dwelling unit for a period of less than 6 months in any calendar year.**

There were no changes to this amendment.

D. Collier opened discussion up to the public. There was none at this time.

3. **Amendment No. 3 proposes to amend ARTICLE 200 DEFINITIONS to amend the definition of street and to add definitions of driveway and seasonal use.**

There were no changes to this amendment.

D. Collier opened discussion up to the public. There was none at this time.

4. **Amendment No. 4 proposes to add SECTION 361 Bunkhouse Regulations to allow one bunkhouse on a conforming lot accessory to a residential use and amend ARTICLE 200 DEFINITIONS to add a definition of bunkhouse.**

There were no changes to this amendment.

D. Collier opened discussion up to the public.

Barbara Howard spoke from the public.

5. **Amendment No. 5 proposes to add SECTION 360 Non-Habitable Structure as principal Building on a Lot and to amend ARTICLE 200 DEFINITIONS to add and amend associated definitions.**

There were no changes to this amendment.

D. Collier opened discussion up to the public. There was none at this time.

6. **Amendment No. 6 proposes to add a new SECTION 359 Stormwater Management.**

There was an in-depth discussion regarding the question of whether this amendment should be moved to the next meeting or eliminated for this year. The Board decided to continue it to the next meeting and invite the Code Enforcement Officer to attend and answer several questions.

D. Collier opened discussion to the public.

Ron Stevens spoke from the public.

7. **Amendment No. 7 proposes to add Equitable Waiver of Dimensional Requirements to the roles of the Zoning Board of Adjustment as provided in the state statutes.**

There were no changes to this amendment.

D. Collier opened discussion to the public. There was no public input at this time.

8. **Amendment No. 8 proposes to amend the Aquifer Protection Overlay District to allow for uses other than a single family dwelling through a Special Exception process rather than a Variance process.**

There were no changes to this amendment.

D. Collier opened discussion to the public. There was no public input at this time.

#### **IV. ZONING BALLOT**

In the RATIONALE statement for Amendment No. 1, the word 'to' was added after the word 'is' in the first paragraph. In the next sentence the word 'take' was removed. There were no changes to the remaining statements.

D. Collier opened discussion to the public. There was no public input at this time.

#### **V. APPROVAL OF MINUTES**

Alton Zoning Amendment Committee October 17, 2013 Minutes – There was a correction to page 5, paragraph two, third line, the name P. Larochelle needs to be deleted.

**T. Hoopes made a motion to approve the October 17, 2013 minutes as amended.**

**S. Williams seconded the motion with four (4) in favor and one (1) abstained (BC).**

Joint Planning Board and Zoning Amendment Committee November 6, 2013 Minutes –

**B. Curtin made a motion to accept the minutes of November 6, 2013.**

**R. Howard seconded the motion with six (6) in favor and two (2) abstained (SW & LL)**

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

There was none at this time.

#### **VII. Adjournment**

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

The Public Hearing adjourned at 8:00 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes