

**2019 AMENDMENTS TO THE ALTON ZONING ORDINANCE**

**PROPOSED BY THE ALTON PLANNING BOARD**

**FOR BALLOT VOTE AT THE 2019 TOWN MEETING**

The amendments to the Alton Zoning Ordinance proposed by the Alton Planning Board are outlined below. *Additions* are shown in ***bold italic text*** and the ~~deletions~~ are shown in ~~striketrough text~~.

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**THE FOLLOWING ARE THE CHANGES AND ADDITIONS TO PROPOSED AMENDMENT #3 and #4 ONLY AS EFFECTED AT THE FIRST PUBLIC HEARING ON 12/18/18.**

**Proposed Amendments #1 and #2 were moved by the Board to ballot vote in March 2019 and will not be discussed at the Second Public Hearing.**

**Proposed Amendment #5 was moved by the Board not to be presented for ballot vote in March 2019 and will not be discussed at the Second Public Hearing.**

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**PLANNING BOARD PROPOSED AMENDMENT #3:**

*Amend Article 300, General Provisions, Section 359 Stormwater Management, Sub-Section C., Applicability, to require the use of stormwater management measures for construction or development of any size that is determined to be allowing runoff to leave the site, as follows:*

C. Applicability

The requirements of this article shall apply for building ***construction or lot*** development on any tract of land ***of any size*** where:

1. slope of land before or after development is 15% or greater ~~and area disturbed is 1000 square feet or greater~~; or
2. slope of land is less than 15%, ~~area disturbed is 1000 square feet or greater~~ and disturbed area is 20 feet or less from the top of a slope of 15% or greater.

All slopes are measured over a horizontal run of 50 feet.

***No construction or lot development of any size is permitted to divert or direct additional runoff from the subject property onto any other property. The measures described in this ordinance for stormwater management shall be utilized as needed to collect and treat stormwater runoff. Any construction or lot development of any size that is determined by the Code Enforcement***

*Officer to be allowing runoff to leave the subject property shall be required to follow the application procedures contained herein and to submit such plans and install such permanent stormwater management measures as are necessary.*

The following are exempt from the requirements of this article as they are otherwise regulated:

1. Developments subject to Site Plan Review application process;
2. Developments subject to Subdivision application process;
3. Timber harvesting operations;
4. Earth excavations covered by RSA 155-E; and
5. Shoreland Impact Permits under the Shoreland Water Quality Protection Act (RSA 483-B).  
Shoreland Permits by Notification may be subject to requirements of this article as determined by the Code Official.

**RATIONALE:**

This proposed amendment would require stormwater management measures to be provided for construction or lot development of any size that allows runoff to leave the subject property.

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**PLANNING BOARD PROPOSED AMENDMENT #4:**

1. Amend Article 200, Definitions, to add a definition of Product Storage Area, as follows:

***Product Storage Area*** - A property for the outdoor storage of products marketed offsite for later distribution to wholesale or retail customers. Examples of these products include, but are not limited to, shipping containers, and other durable goods.

2. Amend Article 300, General Provisions, to add a new Section 322, Product Storage Area.

**SECTION 322 PRODUCT STORAGE AREA**

***A Product Storage Area is a property for the outdoor storage of products marketed offsite for later distribution to wholesale or retail customers. Examples of these products include, but are not limited to, shipping containers, and other durable goods.***

***Onsite wholesale or retail sales, individual pickup of items, general public access, or terminal facilities for handling freight are not included in this use. Boat storage is not included in this use. Junkyards are not included in this use.***

***Properties used for a Product Storage Area shall either maintain a minimum 25' vegetative screening buffer to abutting properties, install plantings to achieve the same effect, or install fencing of a design and color that will minimize visual impact to abutting properties and blend as closely as possible with the surroundings. Fences and/or a screening buffer and/or plantings shall be a minimum of six feet in height, and shall completely surround the Product Storage Area.***

***The use of a structure for an onsite office is permitted, but there shall be no assembly, maintenance or cleaning performed on the stored items. Hours of operation shall be set so as***

***to minimize negative impact on the surrounding neighborhood. Access to the property shall be provided from a Class V or better highway. Non-residential Site Plan Review shall be required.***

3. *Amend Article 400, Zoning District Regulations, Section 401 Permitted Uses - Table of Uses, Section D. Retail Business and Service, to add new use #53, Product Storage Area, as follows:*

	Retail Business and Service	R	LR	RC	RR	RU	RS	Notes
53.	<b><i>Product Storage Area</i></b>	<i>N</i>	<i>N</i>	<del><i>Y</i></del>	<i>E</i>	<i>Y</i>	<i>N</i>	

**RATIONALE:**

This proposed amendment would add a new use to permit the outside storage of products that are not sold from the site but are marketed online or other offsite means and delivered to the purchaser.

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12/20/18