

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Tuesday, April 16, 2024, at 6:00 P.M.
Alton Town Hall**

AUDIO WAS NOT CAPTURED FOR THIS MEETING DUE TO TECHNICAL DIFFICULTIES. MINUTES WERE TRANSCRIBED FROM NOTES TAKEN AT THE MEETING.

MEMBERS PRESENT

William O’Neil, Chair
Roger Sample, Vice Chair
Doug Brown, Member
Mark Manning, Member
Drew Carter, Board of Selectmen Representative Alternate
Tom Hoopes, Alternate Member
Christine O’Brien, Alternate Member

OTHERS PRESENT

Jessica Call, Town Planner
Keith Babb

CALL TO ORDER

Mr. O’Neil called the meeting to order at 6:05 PM +/-.

Introductions were made of the Board members.

APPROVAL OF AGENDA

Ms. Call stated there was an addition to Other Business #4 c. “Free training opportunity for Board members at the 2024 Local Official Workshop”.

MOTION: To approve the agenda as amended. Motion by Mr. Brown. Second by Mr. Hoopes. Motion passed unanimously.

APPOINTMENT OF ALTERNATES

Mr. O’Neil appointed Tom Hoopes and Christine O’Brien as voting members to fill in for two of the members who were absent.

Mr. Carter filled in for Mr. Buonopane as the Selectmen’s Rep Alternate.

1. Completeness Review of Application and Public Hearing if Application is Accepted as Complete

Case #P24-11 Steven Boccelli, Agent for New State Realty Management, LLC, Owners	Map 34 Lot 39 404 Main Street	Final Minor Site Plan Residential Commercial Zone (RC)
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Proposal: To permit the uses, “Amusement Use: Indoor” (arcade) and “Professional Office” (rental business) in an existing structure.

43 This case was moved to the end of the meeting because there was no one to present the
44 application.

45
46 This case was called after the other agenda items. Since there was still no one to present the
47 application, and because the application was deemed incomplete, the Board ultimately denied the
48 application but allowed the applicant to reapply.

49
50 **MOTION: To deny the application based upon the fact that no one was there to present the**
51 **application, the application was missing too many items to make proper decisions, and the**
52 **fees had not been paid. Motion by Mr. Brown. Second by Mr. Sample. Motion passed**
53 **unanimously.**

54
55 **OTHER BUSINESS:**

56 **1. Old Business:**

- 57 a. Discussion of 2024 ballot results.
58 The Board discussed the CIP items and the Zoning Amendments. It was
59 suggested that the ZAC Committee review the flexible zoning ordinance that
60 did not pass and see what could be amended.

61
62 **2. New Business:**

- 63 a. **Approval of Minutes:** Planning Board meeting minutes of March 19, 2024
64 Through Ms. Call, Mr. Hillsgrove noted the following corrections:
65 • Line 91 should state Mr. Brown
66 • Line 99 should state Mr. Hillsgrove
67 • Line 189 should state Mr. Hoopes

68 **MOTION: To approve the March 19, 2024, minutes as amended. Motion**
69 **by Mr. Brown. Second by Mr. Sample. Motion passed with Mr. Carter**
70 **abstaining.**

71
72 **3. Correspondence for the Board's review/discussion/action:**

- 73 a. Email dated March 28, 2024, from Keith Babb, regarding: Request for
74 progress meeting.
75 After discussion, the Board thought that it was best that Mr. Babb stick to his
76 conditional approval and move forward as originally planned. Mr. Babb
77 noted that he wanted the pit to be operational sooner rather than later. He was
78 going to move forward with the completion of the slope, have the town
79 engineer out on site to oversee the final outstanding items and provide the
80 town with a sign off letter for a compliance hearing, and submit a site plan for
81 his contractor's yard use. He anticipated being prepared for the May 21st
82 meeting.

83
84 **4. Correspondence for the Board's information:**

- 85 a. NHDOT Application for Driveway Permit, regarding: Ridgewood
86 Subdivision.
87 b. Letter dated March 21, 2024, from NHDES, regarding: AOT application
88 submission for Ingalls Woods Subdivision.

89 c. Flyer for 2024 Local Officials Workshop 9:00 am-4:30pm, Tuesday, May 7,
90 2024, at the NHMA office in Concord.

91

92 **ADJOURN**

93 **MOTION: To adjourn the meeting. Motion by Mr. Hoopes. Second by Mr. Brown.**

94 **Motion passed unanimously.**

95

96 The meeting was adjourned at 7:00 PM +/-.

97

98

99 Respectfully Submitted,

100

101 *Jessica A. Call*

102 Jessica A. Call, Town Planner

103

104 Minutes approved as amended: May 21, 2024