

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Tuesday, June 18, 2024, at 6:00 P.M.
Alton Town Hall**

MEMBERS PRESENT

William O’Neil, Chair
Doug Brown, Member
Tom Diveny, Member
Lee Hillsgrove, Member
Mark Manning, Member
Roger Sample, Member
Tom Hoopes, Member
Christine O’Brien, Member
Nick Bonoupane, Board of Selectmen’s Representative

OTHERS PRESENT

Jessica Call, Town Planner
Tom Varney, Varney Engineering LLC
Paul Monziona, Esq., representative for applicant
Jeffrey Hertel, Owner
Richard D’Angelo, Manager
Alan Roscoe
Linda Doodnauth
Michael Hart
Stephanie Smith

CALL TO ORDER

Chair O’Neil called the meeting to order at 6:02 PM.

Introductions were made of the Board members.

AGENDA REVIEW

No changes were made to the agenda.

MOTION: To approve the agenda as presented. Motion by Mr. Sample. Second by Mr. Manning. Motion passed unanimously.

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

Case #P24-22 Jeffrey Hertel, Owner	Map 15 Lot 9-3 Hogdon Road/Route 28	Final Minor Site Plan Residential Rural Zone (RR)
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42 *Proposal: To permit a decrease in the width of Hogdon Road from 24' to 20', and addition of a*
43 *12'x14' shed.*

44

45 Chair O'Neil read the public notice into the record.

46

47 The Board reviewed the application for completeness.

48

49 **MOTION: To accept the application for Case #P24-22 as complete. Motion by Mr.**
50 **Bonoupane. Second by Mr. Brown. Motion passed unanimously.**

51

52 Mr. Hertel explained this application is for modifications to the approved Site Plan; he stated
53 when they started digging around the road, they found the grades were off from what were
54 referenced on the plan; they had the engineer take a look and they found the grade from Route 28
55 to Hogdon Road was too steep for the State (4% instead of 2%). He stated the State of New
56 Hampshire wants the apron removed and the grade improved; an 8% grade from the road down;
57 the road was redesigned for a 20 foot width with 2 foot shoulders on either side, meeting Town
58 regulations. He confirmed that NH DOT, the Town Engineer and the Road Agent have signed
59 off on the changes. Mr. Hertel stated the shed was added at the request of NH Electric Coop so
60 he could get power to the lot; the meter will remain there along with the circuit breaker box. Mr.
61 Hertel stated the changes will remove the impact to the stone walls along the road; no other
62 changes to the approved Site Plan.

63

64 Chair O'Neil opened the hearing to input from the public. None was indicated.

65

66 Chair O'Neil closed the public hearing.

67

68 **MOTION: To approve Case #24-22 with conditions precedent. Motion by Mr. Sample.**
69 **Second by Mr. Bonoupane. Motion passed unanimously.**

70

<p>Case #P24-23 Varney Engineering, LLC, Thomas Varney, P.E., Agent for New State Realty Management, LLC, Richard D'Angelo, Manager and Owner</p>	<p>Map 34 Lot 39 404 Main Street</p>	<p>Final Minor Site Plan Residential Commercial Zone (RC)</p>
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71 *Proposal: To permit the continued operation of a General Store with new tenants.*

72

73 Chair O'Neil read the public notice into the record. The Board reviewed the application for
74 completeness.

75

76 Chair O'Neil noted that per the Planner's comments, there are two issues for this project which
77 will require Zoning Board of Adjustment approval prior to the Planning Board hearing this
78 application: an Equitable Waiver of Dimensional Requirements for the Store being within the
79 front, rear and side setbacks; a Special Exception due to the property being located over an
80 aquifer.

81
82 Paul Monzione, Esq., representative for applicant, stated Mr. Varney will address the two
83 concerns expressed by the Planner’s report; he stated those will depend entirely on whether the
84 grandfathering for the structure is applicable; he stated it is an old building and predates zoning
85 so would otherwise be grandfathered with regard to the zoning. He stated in regard to the
86 Equitable Waiver, the Town has been aware of the use and existence of this building and
87 permitted the use. Mr. Monzione stated he doesn’t believe it will be applicable and there is not a
88 change of use or expansion of use, with open and operational businesses which are tenants of the
89 applicant. He stated this building is grandfathered for the uses; the building is being used the
90 same as it always has been. Mr. Monzione stated the applicant has gone through the time and
91 expense of putting together a Site Plan as requested by the Town and would like to present it. He
92 reiterated there is no substantial change in the use being a general store; it was confirmed the
93 food shops are carry-out only.

94
95 Mr. D’Angelo explained the intended uses for the building, which are not changing; he stated the
96 businesses that have rented space from him, have gone to the Town for business permits and
97 obtained the necessary permitting from the State of New Hampshire as well.

98
99 Mr. Hillsgrove noted there is already a donut shop and a taco shop; he questioned whether a Site
100 Plan is going to be needed each time a new business goes into the building; he stated the building
101 has always struggled business wise and believes multiple small businesses are needed in it.

102
103 Mr. Varney noted that the septic system has a volume limitation so Mr. Angelo has to take that
104 into consideration when renting the spaces. He stated anytime that a business changes ownership,
105 there are inspections and review by the State.

106
107 Ms. Call called a point of order, noting the application needs to be accepted as complete before
108 further discussion takes place.

109
110 The Board continued to review the application for completeness. It was confirmed no waivers
111 were requested. Ms. Call noted an executive summary was submitted but it did not include
112 enough information. She stated no details are included about what is taking place in the food
113 service areas of the general store. Ms. Call stated it is her opinion that they can move forward
114 with application; the information that is missing, will be discussed.

115
116 **MOTION: To accept the application for Case #P24-23 as complete. Motion by Chair**
117 **O’Neil. Second by Mr. Manning. Motion passed unanimously.**

118
119 Mr. Bonoupane noted that the classification for a general store is defined as being less than 2000
120 square feet; the plans submitted indicate a size of 2800 square feet. Ms. Call confirmed that is the
121 correct definition.

122
123 Mr. Monzione questioned the purpose of the application for the Planning Board to permit the use
124 of the building as a general store; he stated the Site Plan is for a use that has been ongoing
125 although the building is grandfathered with regard to its use because it predates the zoning
126 ordinance. He stated they can’t impose the current requirements and zoning on a property that

127 doesn't have to meet those requirements.

128

129 Ms. Call explained the last Site Plan that was approved for this structure was in 1985; at the time
130 it was a store with an ice cream fountain and was not serving sandwiches, tacos, donuts, etc., so
131 it is considered an expansion of use; she stated its not a new use but it is an expansion of the
132 kitchen area from an ice cream fountain. She stated there have been permits issued for multiple
133 different businesses but she does not know why, as it was prior to her being here. Ms. Call stated
134 Mr. Monzione argued that the use isn't changing; it is still a general store with the other
135 businesses in the building.

136

137 **MOTION: To accept the building as a general store. Motion by Mr. Hillsgrove. Second by**
138 **Mr. Manning. Discussion:** Mr. Bonoupane stated he understands that historically it has been a
139 general store but they also need to consider the expanded space. Mr. D'Angelo stated its
140 basically different people doing different operations under the same general store business. Ms.
141 Call suggested the Board obtain advice from Town Counsel. Mr. Varney noted the definition of a
142 general store per town is under 2000 square beet but that is what this is; there are just different
143 operations under one roof. Mr. Hillsgrove stated this building has been used as a general store for
144 as long as he can remember. **Motion passed 8-1-0.**

145

146 Ms. Call stated if the Board is going to deem the building as a general store, no Site Plan is
147 needed. Mr. Monzione continued to outline the reasons why the building should remain
148 considered a general store; he stated they would still be subject to all NH DES requirements.

149

150 It was noted the Code Enforcement Officer did not submit a department head review regarding
151 this case.

152

153 Mr. Varney explained that the only time the State would become involved is if there was a
154 failure of the septic system. He stated it would be beneficial to review and approve the Site Plan.
155 Ms. Call stated there is no reason for a site plan under the reasoning that the building is
156 grandfathered; no site plan is needed. Mr. Varney stated if there is a Site Plan in place, it will
157 outline what can and cannot be done with the property in the future.

158

159 After discussion, the Board agreed that a Site Plan is needed however it is not part of this
160 application.

161

162 The Board also agreed that a legal review is needed for this case.

163

164 **MOTION: To require a Site Plan be prepared for Case #P24-23 for final approval. Motion**
165 **by Mr. Bonoupane. Second by Mr. Manning. Motion passed unanimously.**

166

167 **Conceptual Consultation**

<p>Case #P24-24 TF Moran, Inc., Alan Roscoe, P.E., Agent for Don Sorrentino, Applicant for SEH Investments, LLC,</p>	<p>Map 4 Lot 13 NH Route 140/Frank C. Gilman Hgwy.</p>	<p>Conceptual Consultation Residential Rural Zone (RR)</p>
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Owners		
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168 *Proposal: Requesting a consultation for proposed construction for a 39 (thirty-nine) lot*
169 *Manufactured Home Park and one single family lot.*

170
171 The Board reviewed the application information presented for a conceptual consultation.

172
173 Mr. Roscoe, representing the applicant, stated this lot has no existing structures; the buildable
174 area excluding wetlands is about 81 acres; he stated of the 40 proposed lots, there would be 39
175 lots used for affordable manufacturing housing with a lot with one single family home. Along
176 with the subdivision they are also proposing recreational area with a club house, patio and
177 basketball court with several walking trails. All the houses on site will be serviced by a public
178 well and shared septic systems. The manufactured house lots would meet all setback
179 requirements.

180
181 Mr. Sample asked the size of each lot. Mr. Roscoe stated each lot would be above the minimum
182 at 12,000 square feet; all the homes and lots would be owned privately. There will be no age
183 restrictions. Mr. Roscoe stated they are looking to provide affordable housing within the
184 community; it will likely be a phased project.

185
186 Ms. Call noted that manufactured mobile homes are only allowed within a park. She advised the
187 applicant the first step will be to go before the Zoning Board of Adjustment.

188
189 **Other Business:**

- 190 **1. Old Business:** None.
191 **2. New Business:**

- 192
193 **a. Case #P24-09: Building Permit Permission Request/STR for Private Road, Linda**
194 **Doodnauth, Map 45 Lot 8A, 91 Black Point Road, Lakeshore Residential Zone**
195 **(LR)**

196 The Board reviewed the request. Ms. Call explained that this is a criteria for the short-term rental
197 permit process. She stated Town Counsel advised they use the same set of forms for building
198 permits as for the short term rental permit. A waiver of liability is needed due to this property
199 being on a private road; it has to be reviewed and approved by both the Planning Board and the
200 Board of Selectmen.

201
202 **MOTION: To approve the waiver of liability. Motion by Mr. ?????. Second by ?????.** Motion
203 **passed unanimously.**

- 204
205 **b. Case #P24-12: Building Permit Permission Request/STR for Private Road, Michael**
206 **Hart & Stephanie Smith, Map 40 Lot 23, 16 Peggys Cove Rd, Lakeshore**
207 **Residential Zone (LR)**

208
209 The Board reviewed the request for a short term rental permit on a private road.

210

211 **MOTION: To approve the waiver of liability. Motion by Mr. [REDACTED]. Second by [REDACTED]. Motion**
212 **passed unanimously.**

213
214 c. **Approval of Minutes:** Planning Board meeting minutes of May 21, 2024 – Edits
215 were made. **MOTION: To approve the minutes as amended. Motion by Chair**
216 **O’Neil. Second by Mr. Hillsgrove. Motion passed 8-0-1.**

217
218 **3. Correspondence for the Board's review/discussion/action:**

219
220 a. **Review and vote on an Application of Appointment to the CIP Committee for Karen**
221 **Arenburg.**

222 The Board reviewed the request from Ms. Arenburg to be a member of the committee. Ms. Call
223 noted they will still need an additional citizen member for the committee.

224
225 **MOTION: To approve the appointment for Karen Arenburg to the Capital Improvement**
226 **Planning Committee. Motion by Chair O’Neil. Second by Mr. Bonoupane. Motion passed**
227 **unanimously.**

228
229 b. **Discussion, re: Reaching out to the public to share information on the potential**
230 **need for receiving Planning Board approvals.**

231 Ms. Call stated she is working on developing public outreach regarding potential needs for site
232 plan and zoning approvals; she stated there are numerous instances where no approvals in place
233 prior to businesses opening and operating. The Board discussed options for improving
234 communications with people interested in opening businesses in Town.

235
236 **4. Correspondence for the Board's information:**

237
238 **Any Other Business to Come Before the Board**

239
240 **Public Input on Non-Case Specific Planning Issues**

241
242 **ADJOURN**

243 **MOTION: To adjourn the meeting. Motion by Chair O’Neil. Second by Mr. Manning.**
244 **Motion passed unanimously.**

245
246 The meeting was adjourned at 8:00 PM.

247
248 Respectfully Submitted,

249 *Jennifer Riel*

250 Jennifer Riel, Recording Secretary