

**TOWN OF ALTON PLANNING BOARD**  
**PUBLIC HEARING**  
**Tuesday, August 20, 2024, at 6:00 P.M.**  
**Prospect Mountain High School, Auditorium**  
**242 Suncook Valley Road, Alton, NH 03809**

**MEMBERS PRESENT**

William O’Neil, Chair  
Doug Brown, Member  
Tom Diveny, Member  
Mark Manning, Member  
Roger Sample, Member  
Nick Buonopane, Board of Selectmen’s Representative  
Christine O’Brien, Alternate Member

**OTHERS PRESENT**

Robin McClain, Land Use Assistant  
Cynthia Theriault  
Judy Budweiser  
Carter Buonopane  
Colin Brown, Central Land Surveying Inc.  
Brett Currier, applicant  
Larry Budweiser  
Valerie Tarbell  
Cris Saigon  
Edward Dooley  
Stu Kolishman  
Marge Kolishman  
Brian Lafferty  
Jane King  
Richard Doon  
Richard Daley  
Danis Boucher  
John and Julie White  
John Finna  
Eileen and Steve Parsons  
David Sabol  
Kristen Bradbury  
Eric Bradbury  
Patrick Brown  
Peggy Ames  
Jen Flohr, applicant  
Richard Shea  
Gary and Nadine Martin  
Robert Miller, Esq.  
Sam Howard  
John Cronin, Esq.  
Judy Casale  
Rick Casale  
Matthew Bombaci, representative  
Melanie Todd  
Jim Bohih  
Cathy McCauley  
Christine Cummings  
Bob and Linda Mazzok  
Paul Blanc, Norway Associates  
Dave Hancock  
Jeremy Martin, applicant

**CALL TO ORDER**

Chair O’Neil called the meeting to order at 6:04 PM.

Introductions were made of the Board members. There was no appointment of alternates as none were present.

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**AGENDA REVIEW**

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

**1. Continued from July 16, 2024**

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

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***CONTINUED UNTIL SEPTEMBER 17, 2024***

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

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<b>Case #P24-27 Norway Plains Associates, Inc., Steve Oles, Agent for Camp Point Five Trust, Keith DeRosa, Trustee and Jay and Julie Cleary, Owners</b>	<b>Map 16 Lots 70 &amp; 92 Bear Pond Road</b>	<b>Lot Line Adjustment Rural Zone (RU)</b>
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79 Proposal: To adjust lot lines for two (2) lots of record, with Map 12 Lot 92 adjusted from  
80 43.97AC to 43.83AC, and Lot 70 adjusted from .27AC to .41AC.

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***CONTINUED UNTIL SEPTEMBER 17, 2024***

<b>Case #P24-31 Central Land Surveying, Inc., Colin Brown, Agent for Brett Currier, Owner</b>	<b>Map 4 Lot 11C NH Route 140</b>	<b>Final Minor Subdivision Rural Zone (RU)</b>
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84 Proposal: To subdivide parent lot of 33.96AC into three (3) total lots, lot 11C-1 of 11.02AC, lot  
85 11C-2 of 11.09AC and lot 11C-3 of 11.85AC.

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The Board reviewed the application for completeness as well as a waiver request.

89 **MOTION: To approve the waiver request for driveway profiles. Motion by Mr. Manning.  
90 Second by Mr. Diveny. Motion passed unanimously.**

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**MOTION: To accept the application as complete. Motion by Mr. Buonopane. Second by Mr. Sample. Motion passed unanimously.**

94  
95 Colin Brown, Central Land Surveying, Inc., representative for the applicant, gave an overview of  
96 the proposed subdivision; he stated all the lots would be over eleven acres. Plans were presented  
97 showing the proposed house and driveway locations.

98  
99 Chair O’Neil noted the Fire Department had questions regarding this being a subsequent  
100 subdivision of a larger parcel. It was noted that any parcel divided further within five years  
101 makes it a major subdivision; however, the original subdivision was in 1992.

102  
103 A Board member asked for clarification about the location of the interior lot lines. Mr. Brown  
104 stated the new proposed lot lines are indicated by dashed lines on the plans, delineating the  
105 proposed lots from the originally subdivided lots from the parent lot.

106  
107 It was confirmed these lots are not within the Shoreline Protection Overlay District.

108  
109 Mr. Sample questioned if the lots would remain in current use. Mr. Manning stated the lots could  
110 remain in current use until sold but that will be clarified with the assessing office.

111  
112 Chair O’Neil opened the hearing to input from the public. None was indicated.

113  
114 **MOTION: To approve the application for Case #P24-31 with conditions subsequent and**  
115 **conditions precedent. Motion by Chair O’Neil. Second by Mr. Diveny. Motion passed**  
116 **unanimously.**

117

<b>Case #P24-33 Bohler, Matthew Bombaci, Agent for Aubuchon Realty Company, Eamon Moran, President</b>	<b>Map 26 Lot 9 &amp; Map 27 Lot 1 7 &amp; 17 Main Street</b>	<b>Final Major Site Plan Review Residential Commercial Zone (RC)</b>
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118 Proposal: To demolish existing building and construct a hard pack gravel area for greenhouse,  
119 storage and additional parking on Lot 1.

120  
121 The Board reviewed the application for completeness.

122  
123 **MOTION: To accept the application as complete. Motion by Mr. Buonopane. Second by**  
124 **Mr. Sample. Motion passed unanimously.**

125  
126 Matthew Bombaci, representative for the applicant, Aubuchon Hardware, intends to expand the  
127 parking area on the adjacent lot; a greenhouse will also be erected on the lot as part of the store  
128 operations. There will be a total of 31 parking spaces, which is in compliance with zoning; a  
129 proposed stormwater management plan was presented for review by the Board. Mr. Bombaci  
130 stated the lot is mostly a grassy area currently. He stated a NH DES Shoreline permit has been

131 received; the residential home will be removed. A letter was received from an abutting indicating  
132 concern about a fence and it has been added to the plans.

133

134 Mr. Brown asked if there have been any landscaping designs planned. Mr. Bombaci stated little  
135 landscaping will be rehouse, around the existing house and they are proposing to place 3 to 4  
136 trees along the front of the lot. Mr. Brown noted there are specific criteria require for  
137 landscaping, with a minimum of 15% of landscaping for this use and zone; the parking lot needs  
138 to be “screened.” He suggested there needs to be something put in place of the house being  
139 removed. Mr. Bombaci stated they would be amenable to breaking up the sightline. The  
140 greenhouse would be moved from the front of the store to the new parking area. Nothing will be  
141 replacing the house that is being removed; the existing driveway to the house will also be  
142 removed. The new parking lot is being proposed to be gravel, but the stormwater plans were  
143 designed with consideration of asphalt. Mr. Brown reiterated the regulations require a  
144 landscaping plan be submitted; he noted the existing driveway and existing greenhouse are not  
145 clearly delineated on the plans; there are not adequate details provided about the existing  
146 conditions.

147

148 The Board reviewed and discussed the proposed parking lot elevations; Mr. Bombaci stated the  
149 hill between the existing lot and the house will be flattened out, and the parking lots will be  
150 adjoined.

151

152 Chair O’Neil noted the Fire Department requested to burn the existing building. Mr. Bombaci  
153 stated they are amenable to the proposal.

154

155 Chair O’Neil opened the hearing to input from the public.

156

157 Danis Boucher, abutter at 29 Main Street, asked for details regarding the proposed fence. Mr.  
158 Bombaci stated there would be a six foot high solid fence and located at the top of the hill. The  
159 material choice will be left up to the store. Mr. Sample suggested those details be included in the  
160 landscape plan for Board and abutter approval. Mr. Boucher stated he is trying to clean up the  
161 property line and doesn’t want to see a lot of junk stored there. Mr. Bombaci stated the fence  
162 would run the entire length of the property line.

163

164 **MOTION: To continue the hearing for the applicant to address the items discussed**  
165 **including a landscaping plan and a plan that better reflects the proposed gravel and**  
166 **asphalt areas, lighting, parking areas and the greenhouse location. Motion by Mr. Sample.**  
167 **Second by Chair O’Neil. Motion passed unanimously.**

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**3. Design Review**

<b>Case #P24-32 Norway Associates, Paul Blanc, Agent for Jen Flohr, Owner</b>	<b>Map 10 Lot 6-4 Avery Hill Road</b>	<b>Major Site Plan Design Review Rural Zone (RU)</b>
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170 Proposal: To construct a wellness retreat/wellness center.

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The Board reviewed the plans presented.

Jen Flohr, applicant/owner, stated the proposed project is for a wellness center that will include various amenities including a sauna, steam room, yoga, a salt cave, and massage. There will be no overnight accommodation. She stated there would 10 to 12 customers at a time, daytime hours only.

Mr. Sample asked if this plan has been reviewed by the Zoning Board of Adjustment and whether the hours of operation have been approved. Ms. Flohr confirmed the ZBA as reviewed and approved the hours of operation: Monday and Thursday to Saturday 10:00 AM to 6:00 PM; Saturday and Sunday 11:00 AM to 5:00 PM. She stated she plans to start at 4 or 5 days per week with expansion in the future. It was clarified that the ZBA did not limit the hours to 5 days per week.

Mr. Diveny noted the plans do not show abutting properties and a vicinity map would be helpful.

Paul Blanc, Norway Plains Associates, representative for the applicant, stated the plans include 17 parking spaces; there will be no kitchen facilities. The lot will not be cleared, and areas would remain wooded; some trees would be removed for the stormwater management plan. Mr. Blanc outlined the stormwater management plan which will include riprap on the slopes, a swale, and an infiltration basin. Test pits have not been done yet but will be. Mr. Blanc stated they will be designing an on-site septic system with the tank under the parking lot; all utilities will be underground. He stated Ms. Flohr is considering using a large boulder with etching for the signage, which will retain the look for a residential area. They will try to keep as many trees as possible; a landscape plan was presented. There will be some step retaining walls with small plantings. Mr. Blanc outlined the lighting plan, confirming it is dark-sky compliant. No traffic study has been done yet. Mr. Blanc stated the driveway plans have been reviewed by the Department of Public Works; he noted there will be ditches along the steep driveway, with a catch basin along with a 24” culvert. He confirmed the wetlands were delineated in 2021 and there will be no impact to the wetlands. Access to the building will be ADA compliant.

Mr. Buonopane expressed concerns about stormwater coming onto the Town’s road and right-of-way, particularly in this area of the road that has a steep grade. He explained extensive work has been done in the area from previous damage. Mr. Blanc stated there would be riprap along the ditching of the driveway as well as the oversized culvert. Mr. Buonopane stated he would like the DPW Director to review the plans to ensure all precautions are taken.

It was confirmed there will be an ADA compliant ramp access and a sprinkler system has been designed; there will be guardrails placed around the parking lot and driveway.

212 Chair O’Neil stated per the regulations, a site review plan has to be reviewed by the Town’s  
213 contract engineer and will be assigned to K.V. Partners.

214

215 Chair O’Neil opened the meeting to input from the public. None was indicated.

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217

<b>Case #P24-34 Wilcox &amp; Barton, Samyn-D’Elia Architects &amp; Cronin, Bisson &amp; Zalinsky, P.C., Agents for The Lakes Hospitality Group, Jeremy Martin, Signatory</b>	<b>Map 16 Lots 18 &amp; 20 00 Cherry Valley Road</b>	<b>Major Subdivision Design Review Rural Zone (RU)</b>
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218 Proposal: To consolidate the two (2) parcels and then subdivide parent lot into nineteen (19)  
219 residential lots.

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221 The Board reviewed the plans presented.

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223 John Cronin, Esq., representative for the applicant, stated this property was recently before the  
224 Board for an event facility, which would have involved \$50 to \$70 million in investment by the  
225 landowner but due to the significant community opposition, she has decided to reconsider her  
226 options for the property which was purchased in 2022. He stated the lot is 140 acres of  
227 undeveloped land; the property owner would like to work with the Town to get a proposal  
228 approved. Mr. Cronin stated the lot is in a rural setting and would be a nice place for people to  
229 live. He stated a residential subdivision has been designed with 19 lots, two cul-de-sacs and two  
230 driveway entrances from Cherry Valley Road.

231

232 Mr. Cronin addressed comments included in the staff and department reports; he stated the Public  
233 Works Department raised concerns about the existing covered bridge; it will be a private road  
234 and there is flexibility with regards to the covered bridge to ensure there is adequate space for  
235 any type of vehicle which may need to pass through that area. Mr. Cronin stated the lots will  
236 have separate driveways as required by the regulations. The Conservation Commission is  
237 concerned about tree cutting and erosion control; the plan is to begin construction next spring  
238 with a goal to build the entirety of the road system. The infrastructure will be complete before  
239 beginning construction of the homes. Mr. Cronin stated the homes will be custom built.

240

241 Mr. Cronin stated a letter of opposition was submitted today by an engineer hired by an abutter;  
242 he addressed the misinformation, and criticisms made by the letter; he clarified there has been no  
243 personal misconduct; he stated there is no proof or personal knowledge about this allegation. Mr.  
244 Cronin asked that the letter be withdrawn. He stated there have been no NH DES violations and a  
245 letter from NH DES was received, acknowledging a complaint from someone about DES  
246 regulation violations. Mr. Cronin the entire parcel was hiked by representatives from NH DES  
247 and a letter was issued to confirm there were no violations.

248

249 Mr. Cronin stated the lots will be serviced by wells and septic systems; the electric service will  
250 come from Cherry Valley Road. Traffic studies were done for the prior application, which would  
251 have been a higher generator of traffic than a residential development. Mr. Cronin stated some of  
252 these homes may be second homes.

253

254 Mr. Cronin stated the plans have been reviewed by the Fire Chief and two cisterns will be placed  
255 in the development, with further design details to be worked out with the Fire Department.

256

257 Cindy Theriault gave an overview of the design layout of the lots and road; she stated there will  
258 be a single road to service the 19 lots, which will be roughly 2500 feet; the roads as designed  
259 meet the Town standards. Ms. Theriault outlined the stormwater management plan, which will  
260 include 33 places where stormwater will be infiltrated and treated throughout the development.  
261 She stated an approved driveway permit was obtained from NH DOT for the previous project;  
262 they have requested NH DOT review the plans for a residential project.

263

264 Mr. Cronin outlined the phased construction plan: the roads and infrastructure will be completed,  
265 followed by the building of the home on lot 1.

266

267 Mr. Sample asked about the construction of the proposed bridge. Ms. Theriault stated it was  
268 designed for a 50 foot span; there are two designs for either 20 or 24 feet in width. It will be  
269 constructed of concrete.

270

271 Mr. Buonopane confirmed the bridge would be part of the private road; however, the road and  
272 bridge still need to be built to Town specifications in case the Town assumes responsibility in the  
273 future. He stated the Public Works Director wants to ensure the construction of the bridge is such  
274 that the deck could be removed and replaced as needed without affecting the deck and concrete  
275 portion spanning the wetlands.

276

277 Mr. Buonopane stated there have been concerns by the Board of Selectmen recently regarding  
278 the New Hampshire Electric Co-op; he asked if this area is serviced by that company; there are  
279 concerns that the areas are under powered with recent developments.

280

281 The Board discussed whether this plan has regional impact and reviewed the associated  
282 checklist. It was the consensus of the Board there is no impact to surrounding communities, with  
283 the exception of the Town of Gilford, as there are abutting property lines.

284

285 It was the consensus of the Board there would not be an impact to traffic that would diminish the  
286 safety of the road system in the adjacent municipality or regional traffic patterns; there is no  
287 impact to the neighborhoods of adjacent municipalities; there will be no visual impact to  
288 neighboring communities. It was agreed there may be an impact with the stream on the property  
289 that crosses the Gilford boundary. It was the consensus of the Board that the development would

290 not have an impact on another municipality’s water supply; the development will not impact any  
291 conservation easements or farmlands; the development does have significant impacts to regional  
292 economic development. It was agreed that due to the property bordering the Town of Gilford,  
293 there may be an impact on the mutual aid emergency services. It was the consensus of the Board  
294 there would not be an impact on historic or cultural resources.

295

296 Mr. Cronin noted that the Town of Gilford is notified of this application due to being an abutter;  
297 the statute for regional impact is to give notice to non-abutters. He stated they have met with and  
298 presented plans to the Planning Director in the Town of Gilford.

299

300 Chair O’Neil opened the meeting to input from the public.

301

302 Robert Miller, Esq., representatives for Rick and Judy Casale, abutters to the property, referenced  
303 the letter submitted from surveyor, Rick Chellman of TND Engineering. He pointed out there are  
304 two issues concerning the Casales; the first involves slopes, wetlands, and the buildability of  
305 these parcels; the second is prior uncommitted activity that has caused erosion and sedimentation  
306 on the property. Mr. Miller stated they want to see the regulations followed. He stated 14 of the  
307 19 lots, based on Mr. Chellman’s analysis, failed at least one section of the site plan regulations,  
308 by having steep slopes or wetlands being included within the minimum of 2 acre lot size. He  
309 stated Section 452:D requires 1.5 acres of contiguous upland for each lot but that analysis is  
310 absent from the plans. Mr. Miller explained an example of Mr. Chellman’s analysis for lot 20-  
311 22; it has a lot of 144,312 square feet, less wetlands of 9,719 square feet and 31,228 square feet  
312 of steep slopes, there is only 113,365 square feet, divided by the total lot area is 73.5% of  
313 buildable area but it is not contiguous. He reiterated there are 9 lots like this.

314

315 Mr. Miller stated Section 452:D also requires a minimum of 200 feet of frontage for lots; there  
316 are no meets and bounds on the current plans, but Mr. Chellman scaled the plans and determined  
317 7 of the lots fail this requirement. Of those 7, two of them fail the square footage requirement as  
318 well. Mr. Miller asked that the plans be reviewed by an independent consultant. Chair O’Neil  
319 stated Tighe and Bond Engineers will be reviewing the plans.

320

321 Mr. Miller stated in 2022, an abutting property was listed for sale; the sale package showed aerial  
322 footage including this lot. In May 2024, the Casales commissioned drone footage that showed  
323 work on a roadway, as proposed for the previous plans submitted by the applicant for The Glass  
324 Barn project. Mr. Miller stated sometime after September 2022, the roadway on the left side of  
325 the property was cut into the property; this work was done without alteration of terrain permits  
326 and without sedimentation or erosion protections. Mr. Miller stated per the regulations, no land  
327 can be altered or cleared, nor road development be started until all required land use permits  
328 have been issued. Photos were presented showing erosion and runoff, as well as sedimentation in  
329 the area. Mr. Miller asked that the Board take careful consideration with this application to  
330 ensure the environment in the area is protected.

331



332 John White, abutter, stated he has lived on his property since 2003 and can see from his house,  
333 the logging trucks and skidders going on the property. He stated the first house being proposed  
334 will probably be one of the largest in Town; he wants assurance there will be restrictions that the  
335 home can never be expanded in size, and it can be nothing other than a residential property to  
336 ensure no future owners make it a commercial property.

337

338 Dave Hancock, resident, stated there is a brook that runs next to his house, and comes from this  
339 property; he stated the brook is also important to the entire region and the lake; he stated the  
340 development will have very steep roads. Mr. Hancock stated winter maintenance will require salt  
341 and sand; there is also potential for a lot of herbicides and pesticides being used on the  
342 residential lots.

343

344 Rick Casale, abutter, stated that along with the concerns outlined by his attorney, they are also  
345 concerned about what happens to the homes and whether they will be sold to the public or kept  
346 as short-term rentals. He asked what would stop one of the houses at the top of the hill from  
347 morphing into a clubhouse type facility. Mr. Casale stated the Board needs to make special  
348 efforts to ensure that what is being proposed, is what happens. He stated a lot of times projects  
349 start as one thing but then changes as the project proceeds; he wants assurances this proposal  
350 won't turn into The Glass Barn project.

351

352 Dave Sabol, abutter, stated he called the Town three times during the logging, as it was being  
353 done at 10:30PM; he stated he has witnessed erosion on the lot and is concerned about what the  
354 project will turn into. Mr. Sabol stated the lot is on a hill and doesn't want to see a hill full of  
355 houses.

356

357 A resident asked why there are proposed pickleball courts and parking as depicted on the plans.

358

359 Valerie Tarbell, abutter, stated they have seen a lot of work take place on the lot over the last year  
360 and a half; she stated she isn't against what is going to happen to the property, but she hopes it  
361 could stay in a conservation trust as there is a tremendous amount of wildlife in the area. Ms.  
362 Tarbell stated she is also concerned about the use of the homes and whether they will be sold or  
363 used as short term rentals. She stated the community needs residential homes with families and  
364 kids to support the school and education programs running. Ms. Tarbell stated she is also  
365 concerned about the impact of drainage and water supply in the area. She asked if the larger  
366 buildings proposed at the top of the hill will remain residential buildings.

367

368 Mr. Sample as if an Intent to Cut was filed for this property. Mr. Cronin replied none was filed to  
369 his knowledge. He stated there have been allegations that a road was built at some time, based on  
370 pictures from 2021 but no one has seen this picture to know who took it or where it was taken; he  
371 stated he has personally been on the property, and it appears the trail has been there for a long  
372 time. Mr. Cronin stated they asked NH DES to visit the property to rebut prior complaints and  
373 submitted a letter confirming there were no violations. He stated the suggested road has no

374 bearing on the application and does not preclude anyone from seeking subdivision approval. Mr.  
375 Cronin stated all the lots have been tested for frontage, with one lot being short and he isn't sure  
376 how Mr. Challman made his calculations. He stated they have looked at Cindy's calculations  
377 which prove otherwise. Mr. Cronin stated there is a pickleball court depicted on the plans; it will  
378 be for use by the residents of the development only and there is no public parking area. There  
379 would be an easement for access to this lot.

380

381 Mr. Cronin stated they can't say what will happen in the future, as is the case with any  
382 subdivision; he stated they don't want to make any restrictions or waive rights with respect to  
383 property. He stated there is nothing that can restrict someone from changing their mind in the  
384 future. Mr. Cronin stated the intention here is for a residential subdivision and sell the homes, but  
385 they can't say what those owners will do with the homes.

386

387 Mr. Cronin stated with regards to the wetlands and contiguous buildable areas, there are many  
388 houses around Town on smaller lots, and closer to the water. He stated the houses will have to  
389 meet the building code requirements.

390

391 Mr. Manning asked if they were notified of a complaint about logging. Mr. Cronin stated he was  
392 advised there was a significant ice storm in the late 2000s where a lot of the trees on the slope  
393 were removed; he will look into what was done to ensure nothing nefarious was done by the  
394 current owner. He received a letter two days before the ZBA hearing that made similar  
395 allegations about the owner doing something nefarious; they talked to NH DES about the  
396 accusations and asked them to take an independent look to make sure nothing was done. Mr.  
397 Cronin stated its clear the area has been traveled for a long time for forestry and other purposes  
398 but that is different than a road.

399

400 Jeremy Martin, builder, testified an Intent to Cut was filed with the Town; taxes were paid to the  
401 State of NH for the logging of the area of the proposed road, so they could access the lots to do  
402 the test points, determine areas of ledge and bedrock, and gather other information for  
403 engineering purposes. This was done in Fall 2023. Mr. Martin stated there was an old logging  
404 trail on the property that goes to the top of the lot. Mr. Sample clarified he asked earlier if there  
405 was an Intent to Cut filed; it wasn't necessarily for the wood but for the route through the area.  
406 Mr. Martin stated it was mostly chipped as it was small trees and brush.

407

408 It was clarified that the intent is to keep the roads private with this subdivision.

409

410 The Board agreed a Site Walk is needed for this subdivision. A review of the plans by the town  
411 engineers, Tighe and Bond, will be required.

412

413 Chair O'Neil explained that if the Board determines there is regional impact, the plans will then  
414 be reviewed by the Lakes Region Planning Commission. The Board returned to the discussion

415 about the regional impact of this application. It was suggested that Tighe and Bond look into  
416 whether there are stormwater issues and erosion associated with the plans.

417

418 **MOTION: To determine that there is no regional impact. Motion by Mr. Sample. Second**  
419 **by Mr. Diveny. Motion failed, 2-3-0.** Chair O’Neil, Mr. Manning and Mr. Buonopane opposed.

420

421 Chair O’Neil stated based on the failure of the motion, the Board determined there is regional  
422 impact so further reviews will be required.

423

424 **Other Business:**

425 **1. Old Business:**

426 **2. New Business:**

427 a. **Case #P24-30:** Building Permit Permission Request/BP for Private  
428 Road/Island, Richard and Donna Dolan, Map 77 Lot 12, 330 Rattlesnake  
429 Island, Lakeshore Residential Zone (LR)

430

431 The Board reviewed the building permit application submitted. It was clarified there is no home  
432 on the lot currently; there are no concerns by department heads; there is dock access in place for  
433 the lot. A waiver of liability will be required.

434

435 **MOTION: To approve Case #P24-30, Waiver of Liability for access to the island via the**  
436 **dock. Motion by Chair O’Neil. Second by Mr. Diveny. Motion passed unanimously.**

437

438 b. **Case # P24-19:** Building Permit Permission Request/STR for Private Road,  
439 Crystal North, Map 65 Lot 34, 6 Beach Street, Lakeshore Residential Zone  
440 (LR)

441

442 The Board reviewed the building permit application submitted. A waiver of liability will be  
443 required.

444

445 **MOTION: To approve Case #P24-19, Waiver of Liability. Motion by Mr. Manning. Second**  
446 **by Mr. Diveny. Motion passed unanimously.**

447

448 c. **Case # P24-21:** Building Permit Permission Request/STR for Private Road,  
449 James, Linda, Colin and Angela Spillane, Map 38 Lot 27, 9 Spokies Way,  
450 Lakeshore Residential Zone (LR)

451

452 The Board reviewed the building permit application submitted. A waiver of liability will be  
453 required.

454

455 **MOTION: To approve Case #P24-21, for the Short Term Rental request. Motion by Mr.**  
456 **Manning. Second by Mr. Diveny. Motion passed unanimously.**

457

458 **Approval of Minutes:**

459 Planning Board meeting minutes of July 16, 2024 – Edits were made. **MOTION: To approve**  
460 **the minutes as amended. Motion by Mr. Manning. Second by Mr. Buonopane. Motion**  
461 **passed unanimously.**

462

463 **3. Correspondence for the Board's review/discussion/action: None.**

464 **4. Correspondence for the Board's information: None.**

465

466 **ADJOURN**

467 **MOTION: To adjourn the meeting. Motion by Mr. Manning. Second by Mr. Buonopane.**  
468 **Motion passed unanimously.**

469

470 The meeting was adjourned at 9:10 PM.

471

472 Respectfully Submitted,

473 *Jennifer Riel*

474 Jennifer Riel, Recording Secretary