

1 **TOWN OF ALTON PLANNING BOARD**
2 **PUBLIC HEARING**
3 **Tuesday, September 17, 2024, at 6:00 P.M.**
4 **Alton Town Hall, 1 Monument Square, Alton, NH 03809**
5
6

7 **MEMBERS PRESENT**

8 William O’Neil, Chair
9 Doug Brown, Member
10 Tom Diveny, Member
11 Mark Manning, Member
12 Nick Buonopane, Board of Selectmen’s Representative
13 Tom Hoopes, Alternate Member
14 Christine O’Brien, Alternate Member
15

16 **OTHERS PRESENT**

17 Jessica Call, Town Planner
18 Paul Zuzgo
19 Jeff McKenzie
20 Walter Borowski
21 Janie Borowski
22 Jim Ronin
23 Jonathan Barton
24 Jen Flohr
25 Keith Derosa
26 Julie Cleary
27 Jay Cleary
28 Richard Shea
29 Russ McKenzie
30 Nicole McKenzie
31 Josh Thibault
32 Walter Barowski
33

34 **CALL TO ORDER**

35 Chair O’Neil called the meeting to order at 6:00 PM.
36

37 Introductions were made of the Board members. Chair O’Neil asked Ms. O’Brien and Mr.
38 Hoopes to sit on the Board in the absence of Mr. Hillgrove and Mr. Sample.
39

40 **AGENDA REVIEW**

41 Ms. Call stated case #P24-34 has requested a continuance to October 15; she added under New
42 Business: review of contract with Tara Banford; correspondence regarding old subdivision water
43 rights; review of State applications. Case #P24-33 is also continued.
44

45 Ms. Call requested the meeting tonight begin with the Pledge of Allegiance, in honor of her
46 father who recently passed. The Board and those present obliged.

47
48 **MOTION: To approve the agenda as amended. Motion by Mr. Brown. Second by Mr.**
49 **Buonopane. Motion passed unanimously.**
50

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

53
54 **CASE #P24-34 APPLICANT REQUESTED A CONTINUANCE TO OCTOBER 15, 2024.**
55

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

Case #P24-27 Norway Plains Associates, Inc., Steve Oles, Agent for Camp Point Five Trust, Keith DeRosa, Trustee and Jay and Julie Cleary, Owners	Map 16 Lots 70 & 92 Bear Pond Road	Lot Line Adjustment Rural Zone (RU)
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58 Proposal: To adjust lot lines for two (2) lots of record, with Map 12 Lot 92 adjusted from
59 43.97AC to 43.83AC, and Lot 70 adjusted from .27AC to .41AC.

60
61 The Board reviewed the application for completeness.

62
63 **MOTION: To accept the application as complete. Motion by Mr. Diveny. Second by Mr.**
64 **Buonopane. Motion passed unanimously.**
65

66 Ms. Call stated the applicants obtained approval from the Zoning Board of Adjustment; both
67 applicants received the approval but there was an oversight and it appears variance was also
68 needed for the road frontage on both lots. She stated she feels this was an error by the Town so
69 rather than sending the applicants back to the ZBA before approval by the Planning Board, she
70 suggested it be a condition of approval. It was noted there is no proposed development and the
71 adjustment is to accommodate an existing septic system. Ms. Call explained they consulted
72 Town Counsel and the ordinance requires frontage as a “new” lot is being created.

73
74 Keith Derosa, applicant, stated it was recently discovered by a site survey that his septic system
75 was over the property line by about 50’; he explained he intends to purchase about 5,000 square
76 feet from the Clearys.

77
78 Julie Cleary, applicant, confirmed what Mr. Derosa presented is corrected; they didn’t know
79 about the road frontage requirement until a notice was received on Monday; they have submitted
80 the paperwork for the additional ZBA variance with a hearing scheduled for November.
81

82 Chair O’Neil opened the hearing to input for the public. None was indicated.

83
84 **MOTION: To approve the application as submitted with the condition that variance**
85 **approval is obtained from the Zoning Board of Adjustment for the minimum road frontage**
86 **requirement. Motion by Mr. Diveny. Second by Mr. Buonopane. Motion passed**
87 **unanimously.**
88

Case #P24-35 Prospect Mountain Survey, Paul Zuzgo, Agent for Jeffery, Kenneth & Russell McKenzie	Map 1 Lot 19 Muchado Hill Road	Final Major Subdivision Rural Zone (RU)
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89 Proposal: to subdivide parent lot of 81.54AC into 5 total lots, 4 lots of 2.6AC and the parent lot
90 of 70.6AC.

91
92 The Board reviewed the application for completeness. It was noted that multiple waivers are
93 requested for the large lot; these were reviewed by the Board.

94
95 **MOTION: To approve the waiver requests as presented. Motion by Mr. Manning. Second**
96 **by Mr. Buonopane. Motion passed unanimously.**

97
98 **MOTION: To accept the application as complete. Motion by Mr. Manning. Second by Mr.**
99 **Buonopane. Motion passed unanimously.**

100
101 Paul Zuzgo, Prospect Mountain Survey, representative for the applicants, stated the driveway has
102 been moved closer to the catch basin as requested by the Highway Department; he explained the
103 drainage systems alongside the road as this was a concern noted by the Conservation
104 Commission. The Fire Department has requested a cistern be placed for the four lot subdivision.
105 Mr. Zuzgo argued it would be pricey for a small subdivision; he stated there are two dry hydrants
106 within 1.7 miles, in New Durham and Barnstead. He has not had any further discussions with the
107 Fire Department. Ms. Call noted the regulations require adequate water supply within the
108 subdivision or within a reasonable distance from the subdivision. Mr. Buonopane noted there is a
109 retention pond at the end of the road and it is always full and he believes there is adequate water
110 supply in the area.

111
112 The Board discussed substantial thresholds for development; it was agreed set monumentations
113 will be needed including granite at the front and rebar at the back be set within twenty four
114 months.

115
116 Chair O’Neil opened the hearing to input from the public. None was indicated.

117
118 **MOTION: To approve Case #P24-35 with conditions precedent. Motion by Chair O’Neil.**
119 **Second by Mr. Manning. Motion passed unanimously.**

120

Case #P24-36 Norway Plains Associates, Inc., Paul Blanc, Agent for Lavender Sense	Map 10 Lot 6-4 Avery Hill Road	Final Major Site Plan Rural Zone (RU)
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Relaxation Retreat, Jen Flohr, Owner		
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121 Proposal: To construct a wellness retreat/wellness center.

122
 123 The Board reviewed the application for completeness. No waivers were requested.
 124

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

127
 128 The Board reviewed the plans presented. It was confirmed the basement will be open and be
 129 used for utilities; it will be the same size as the footprint of the first floor. The overall height of
 130 the building is 30 feet 11 inches. The cupola will be under the 35 foot height restriction.
 131

132 Mr. Buonopane noted it was previously discussed that there would not be a four burner stove top
 133 in the building, however it is still depicted on the plans. Ms. Flohr stated it isn't a range but a hot
 134 plate for heating water.
 135

136 Ms. Call noted no comments were received from abutters but the comments were received at the
 137 ZBA public hearing and these were shared with the Board.
 138

139 The Board and applicant discussed the hours of operation.
 140

141 Chair O'Neil opened the hearing to input from the public. None was indicated.
 142

143 **MOTION: To approve the application for Case #P24-36 with conditions subsequent and**
 144 **precedent. Motion by Mr. Manning. Second by Mr. Buonopane. Motion passed**
 145 **unanimously.**
 146

Case #P24-37 Walter Barowski, Applicant for The Walter Barowski Living Trust	Map 6 Lot 1 30 Eagles Way, Suncook Valley Road	Final Minor Subdivision Rural Zone (RU)
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147 Proposal: to add additional area to locate a manufactured home and delineate an area to be used
 148 for a seasonal-only accessory RV.
 149

150 The Board reviewed the application for completeness. Ms. Call noted there are some items that
 151 may need review by the Zoning Board of Adjustment including a seasonal RV; a possible need
 152 for an equitable waiver of dimensional requirements for the existing house on lot 33 as it
 153 encroaches side, anterior lines, and abutting house lots. Additional equitable waivers may be
 154 needed for additional homes but that is unknown at this point as they aren't shown on the plans;
 155 there also needs to be confirmation that the proposed home on Lot 56 meets the front setback.
 156 Ms. Call stated she doesn't believe the application is complete at this point and suggested the
 157 applicant request a continuation. Mr. Barowski stated when he first obtained the property, he
 158 discussed his plans with the Code Enforcement officer at that time and has a letter confirming
 159 approval for seasonal use of an RV. Ms. Call requested a copy of any correspondence Mr.
 160 Barowski has. Chair O'Neil referenced a letter sent to Mr. Barowski from the Code Enforcement
 161 Officer which clearly explained that this cannot be done. Mr. Barowski stated they aren't looking

162 to establish a residence but only have a seasonal RV. Ms. Call explained that per the ordinance,
163 an RV is permitted as long as there is an existing house on the lot; she also explained the mobile
164 home park minimum requirements. Ms. Call will also discuss with the Code Enforcement
165 Officer, the issues that need to be addressed by the ZBA

166
167 After discussion with the Board, Mr. Barowski agreed to continue his application to the October
168 15 meeting.

169
170 **Conceptual Consultation**

Case #P24-38 Walter Barowski, Applicant for The Walter Barowski Living Trust	Map 6 Lot 1 30 Eagles Way, Suncook Valley Road	Conceptual Consultation Rural Zone (RU)
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171 Proposal: To add 6 or 7 additional sites in compliance with Alton’s land use regulations.

172
173 After discussion with the Board, Mr. Barowski agreed to continue his application to the October
174 15 meeting.

175
176 **Other Business:**

177 **Old Business:**

178 **New Business:** The Board reviewed the following items presented:

- 179
180 1. **Case #P24-39:** Building Permit Permission Request/BP for Private Road, Mark &
181 Jana Mowers, Map 62 Lot 13, 6 Mill Cove Road, Lakeshore Residential Zone (LR)
182
183 2. **Case #P24-40:** Building Permit Permission Request/BP for Private Road, Kevin
184 Dougwillo and Stephen Benevento, Map 38 Lot 1, 147 Spring Street, Residential
185 Rural Zone (RR)
186

187 **MOTION: To approve the building permits for Case P24-39 and Case P24-40**
188 **with the notice of limitations and waiver of responsibility and liability for the**
189 **Town. Motion by Mr. Manning. Second by Mr. Diveny. Motion passed**
190 **unanimously.**

- 191
192 3. **Case #P24-41:** Building Permit Permission Request/STR for Private Road, Denice &
193 James Sullivan, Map 8 Lot 3, 16 Ingalls Terrace, Rural Zone (RU)
194

195 **MOTION: To approve the short term rental for Case P24-41. Motion by Mr.**
196 **Manning. Second by Mr. Diveny. Motion passed unanimously.**

197
198 **Approval of Minutes:**

199 Planning Board meeting minutes of August 20, 2024 – Edits were made. **MOTION: To**
200 **approve the minutes as amended. Motion by Mr. Manning. Second by Mr. Buonopane.**
201 **Motion passed unanimously.**

202
203 **Committee Updates**

204 *Planning Services Agreement for Zoning Amendment Committee. Board to review*
205 *and sign*

206
207 **MOTION: To approve the Planning Services Agreement with Tara Banford.**
208 **Motion by Mr. Manning. Second by Mr. Diveny. Motion passed unanimously.**
209

210 **Correspondence for the Board's review/discussion/action:**
211 *Review of State of New Hampshire Public Utilities Commission, Lake water*
212 *Company, Inc.; Commencement of Adjudicative Proceeding and Notice of Prehearing*
213 *Conference for Bachelor Mountain Estates*
214

215 **Correspondence for the Board's information:**
216

217 **Correspondence for the Board's information for State Permit Applications:**
218 a. Shoreland Permit Application dated August 12, 2024 for Tax Map 75 Lot 78, 944
219 Rattlesnake Island
220 b. Alteration of Terrain Permit Application dated August 13, 2024 for Tax Map 39 Lot
221 11, 21 Siver Cascade Way
222 c. Standard Dredge & Fill Application dated August 30, 2024 for NH Route 11 at
223 approximately 700' northwest of Lakewood Drive, for NH DOT
224

225 **ADJOURN**
226

227 **MOTION: To adjourn the meeting. Motion by Mr. Manning. Second by Mr. Buonopane.**
228 **Motion passed unanimously.**
229

230 The meeting was adjourned at 8:00 PM.
231

232 Respectfully Submitted,

233 *Jennifer Riel*

234 Jennifer Riel, Recording Secretary