

TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Tuesday, October 15, 2024, at 6:00 P.M.
Alton Town Hall, 1 Monument Square, 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
Tom Hoopes, Alternate Member

OTHERS PRESENT

Jessica Call, Town Planner
Pat O’Brien, Fire Department
Frank Rich, Capital Improvement Planning Committee
Matthew Bombaci, representative for applicant
Walter Barowski, applicant

CALL TO ORDER

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

Introductions were made of the Board members. Chair O’Neil asked Mr. Hoopes to sit on the Board in the absence of Mr. Hillgrove.

AGENDA REVIEW

Ms. Call stated Case #P24-34 has been continued to November 19.

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

- 1. Joint Meeting with the Capital Improvements Program Committee (CIP) of 2025-2030**
The CIP Committee will present their recommendations for the 2025-2030 CIP Plan to the Alton Planning Board. Copies of the draft CIP Plan are available on the Town’s website at www.alton.nh.gov, and in the Planning Department. Public Hearing date and snow date to be scheduled.

Frank Rich, Capital Improvement Planning Committee Chair, presented the updated recommendations for the 2025-2030 CIP Plan. He outlined the process the Committee used to review the capital needs of the Town and departments and the considerations given to growth management and economic development. Mr. Rich stated the document is advisory and intended to give the Town and citizens a guide for the projected needs of the community.

Mr. Rich stated the committee met five times over the past year; they met with and reviewed detailed reports presented by department heads. He stated the projected tax impact of these proposals for 2025 to 2030 is \$1.09 per \$1,000 of assessed value; approximately 75% of the increase is for road maintenance and the highway department. The Board reviewed and discussed the report presented.

Pat O’Brien, Fire Department, explained the rationale and replacement schedule for fire department vehicles, which is based on projected life spans.

Mr. Rich explained anything over \$20,000 is considered capital development.

The Board suggested it would be helpful to have the plan include prior year financial information including expenditures and projections. There was extension discussion about the capital expenditures proposed in the report. Mr. Rich stated the goal of the committee was to keep the tax rate steady while maintaining necessary services while being conservative and innovative.

The 2025-2030 CIP Plan will be presented again to the Board of Selectmen on November 19, 2024.

2. Continued from September 17, 2024

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

Mr. Bombaci presented updated plans depicting the proposed additional parking and storage areas. He stated a shoreland permit was obtained from NH DES; tree buffers were added to the plans as requested; the plans were updated to include the lighting plans, which are dark-sky compliant.

Ms. Call stated the updated plans have been submitted to the Town Engineer for review, however she has not received a report yet.

After, discussion, the Board agreed to approve with contingencies, including final review by the Town Engineer, with any items of concern to be addressed by the applicant; as well as the thresholds for the active and completed development.

MOTION: To reopen the hearing for public input. Motion by Mr. Brown. Second by Mr. Diveny. Motion passed unanimously.

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

MOTION: To approve the application for Case #P24-33 for Aubuchon Realty Company Final Major Site Plan to demolish an existing building and construct a hard pack gravel area for a greenhouse, storage, and additional parking on Lot 1. Motion by Mr. Brown. Second by Mr. Diveny. Motion passed unanimously.

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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Proposal: To consolidate the two (2) parcels and then subdivide the parent lot into nineteen (19) residential lots.

CONTINUED TO NOVEMBER 19, 2024.

Mr. Sample recused himself from the Board for the following cases.

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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Proposal: to add additional area to locate a manufactured home and delineate an area to be used for a seasonal-only accessory RV.

Chair O'Neil asked Mr. Barowski if he has had a chance to review the latest Town Planner's report and the letter from Town Counsel; he stated there are multiple items which need to be addressed. Mr. Barowski stated he would like to continue that portion of the plan, and to continue Case P24-37.

Chair O'Neil stated the case would be continued until November 19, 2024.

3. Conceptual Consultation

Case #P24-43 Walter Barowski, Applicant for The Walter Barowski Living Trust	Map 6 Lot 1 30 Eagles Way	Conceptual Consultation Rural Zone (RU)
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Proposal: To add eleven (11) additional elderly housing homes to an existing manufactured home park.

Mr. Barowski stated thirty years ago, he sought to develop a manufactured home community that was more like a standard development; he stated they created the first 36 homes with expanded lot sizes. He stated initially all ages were welcome in the development but for the last 25 years that was restricted to 55+. Mr. Barowski stated the roads are privately maintained, and there is onsite sewer and water, also privately maintained. He stated this creates a way for people to remain in Town; he would like to add eleven additional homes. All homes would be two bedroom homes, and lots would have with the minimum frontage of 80 feet.

Ms. Call referenced the Elderly Housing ordinance, which requires frontage on a Class V or better road; she noted all these roads are private so multiple variances would be needed for this classification. She recommended this case be tabled until the prior case is complete as there are multiple related items that are needed for the conceptual consultation. After discussion with the Board, the applicant agreed to postpone.

Other Business

1. Old Business:

a. Committee updates: None.

2. New Business:

- a. Case #P24-16:** *Building Permit Permission Request/STR for Private Road, Marie J Trust F/B/O Eric Casaccio, Trustee, Map 41 Lot 46, 13 Hummingbird Lane, Lakeshore Residential Zone (LR)*

The Board reviewed the request and road waivers requested. Ms. Call noted comments were received from the fire department with concerns about the narrow passage and unsure conditions during the winter.

MOTION: To recommend approval to the Board of Selectmen for the building permit for Case #P24-16 as requested. Motion by Mr. Brown. Second by Mr. Manning. Motion passed unanimously.

- b. Case #P24-31:** *Building Permit Permission Request/STR for Private Road, David and Michelle Kern, Map 40 Lot 21, 9 Peggy's Cove Road, Lakeshore Residential Zone (LR)*

MOTION: To recommend approval to the Board of Selectmen for the building permit for Case #P24-31 as requested. Motion by Mr. Buonopane. Second by Mr. Manning. Motion passed unanimously.

- c. Case #P24-42:** *Building Permit Permission Request/STR for Private Road, Elisabeth Biemann, Map 44 Lot 3, 28 Bickford Lane, Lakeshore Residential Zone (LR)*

MOTION: To recommend approval to the Board of Selectmen for the building permit for Case #P24-42 as requested. Motion by Mr. Buonopane. Second by Mr. Brown. Motion passed unanimously.

- 3. Approval of Minutes:** Planning Board meeting minutes of September 17, 2024 – Edits were made.

MOTION: To approve the minutes as amended. Motion by Mr. Buonopane. Second by Mr. Manning. Motion passed unanimously.

- 4. Correspondence for the Board's review/discussion/action:** Ms. Call stated she had a discussion with the chair of the Conservation Committee; a walk was done by the Conservation Commission at the Cherry Valley gravel pit and some potential issues were found; the chair has requested a review by the Town Engineer. Ms. Call advised this would

be at the discretion of the Planning Board to go to the Town Engineer again; the proper process would be for the Conservation Commission to present concerns to the Code Enforcement Officer.

5. **Correspondence for the Board's information:** None.
6. **Correspondence for the Board's information on State Permit Applications:** None.

ADJOURN

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

The meeting was adjourned at 7:50 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary