

ALTON PLANNING BOARD AGENDA
Tuesday, October 20, 2026, at 6:00 P.M.
ALTON TOWN HALL

Call to Order
Roll Call of Board Members
Appointment of Alternates
Approval of Agenda

1. *Joint Meeting with the Capital Improvements Program Committee (CIP) of 2027-2032*
The CIP Committee will present their recommendations for the 2027-2032 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.

2. **PUBLIC HEARING FOR THE ADOPTION OF THE TOWN OF ALTON PLANNING BOARD
UPDATED SUBDIVISION REGULATIONS**

3. **PUBLIC HEARING FOR THE ADOPTION OF THE TOWN OF ALTON PLANNING BOARD
UPDATED SITE PLAN REGULATIONS**

4. Acceptance and Review of Application and Public Hearing if Application is Accepted and Complete

Case #P26-25 Verdantas, Kevin Ashe, LLS, Agent for Michael & Andrea Duloc (1/2 Int), Joseph & Despina McNulty (1/2 Int), Owners and POTAMI, LLC, Andrea Duloc & Despina McNulty, Members	Map 21 Lots 29-4 & 29-6 43 Four Seasons Drive and 57 Four Seasons Drive	Lot Line Adjustment Lakeshore Residential Zone (LR)
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Proposal: To adjust lot lines for two (2) lots of record, with Map 21 Lot 29-4 adjusted from .85AC to 1.15AC, and Lot 29-6 adjusted from 13.37AC to 13.07AC.

Case #P26-26 Prospect Mountain Survey, Paul Zuzgo, Agent for GT Nadeau Properties, LLC, Gary Nadeau, Manager	Map 9 Lot 16 New Durham Road	Final Minor Subdivision Residential Rural Zone (RR)
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Proposal: To subdivide the parent lot of 62.5AC that is in two towns into two (2) lots of record with the parent lot being 29.9AC and the proposed lot in next town being 32.6AC.

Case #P26-27 Norway Plains, Associates, Inc., Steve Oles, Agent for Nancy Moore & Deborah Allison and James and Allison Brown, Owners	Map 9 Lots 35 & 35-4 Moore Farm Lane Moore Farm Lane	Lot Line Adjustment Residential Rural Zone (RR)
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Proposal: To adjust lot lines for two (2) lots of record, with Map 9 Lot 35 adjusted from 190AC to 188AC, and Lot 35-4 adjusted from 4.88AC to 6.81AC.

Case #P26-28 Norway Plains, Associates, Inc., Steve Oles, Agent for Nancy Moore & Deborah Allison, Owners	Map 9 Lot 35 Moore Farm Lane	Final Minor Subdivision Residential Rural Zone (RR)
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Proposal: To subdivide the parent lot of 188AC that is in two towns into two (2) lots of record with the parent lot being 162AC, and the proposed lot being 25.52AC.

5. Design Review

Case #P26-29 Varney Engineering, Thomas Varney, PE, Agent for Sherrill Holdings, LLC, Jonathan Sherrill, Member	Map 27 Lot 15 69 Main Street	Design Review for Major Site Plan Residential Commercial Zone (RC)
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Proposal: To construct a 4,000 square foot tradesman workshop/storage building with an office space.

Other Business

1. **Old Business:**
2. **New Business:**
 - a. Request for extension of approval dated September 16, 2025 from Jeffrey Green, Agent for Bucky & Joey Holdings, LLC, re: Case #P25-27, Final Minor Site Plan
 - b. **Approval of Minutes:** Planning Board meeting minutes of Tuesday September 15, 2026.
3. **Correspondence for the Board's review/discussion/action:**
4. **Correspondence for the Board's information:**
5. **Correspondence for the Board's information on State Permit Applications:**

Public Input on Non-Case Specific Planning Issues

Adjournment:

William O'Neil, Planning Board Chairman

* If there is foul weather or lack of a quorum, the Public Hearing on applications will be continued to Tuesday, November 17, 2026, at the Alton Town Hall starting at 6:00 P.M.

** All meetings will last no longer than 10:30 P.M., with no new cases or hearings starting after 10:00 P.M., unless extended by a majority vote of the members present. Any items remaining as unfinished business on the agenda will be given priority on the agenda of the next meeting.

RLM/ Posted 10/8/2026