ALTON PLANNING BOARD AGENDA
Tuesday, November 17, 2026, at 6:00 P.M.
ALTON TOWN HALL

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

1. Public Hearing on the 2027-2032 Capital Improvements Program (CIP)
   SEE SEPARATE NOTICE ATTACHED

2. Joint Meeting with the Zoning Amendment Committee (ZAC)
   The ZAC Committee will present their 2026-2027 recommendations for proposed amendments to the Zoning Ordinance to the Alton Planning Board. Copies of the draft proposed zoning amendments are available on the town's website, www.alton.nh.gov, in the Planning Department. Public Hearing date and snow date to be scheduled.

3. Continued Application and Public Hearing

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)**

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)**

Proposal: To subdivide the parent lot of 188AC into two (2) lots of record with the parent lot being 162AC, and the proposed lot being 25.52AC.

4. Continued 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)**

Proposal: To construct a 4,000 square foot tradesman workshop/storage building with an office space.

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

Case #P26-30 Jonathan & Sharon Bainbridge, Owners	**Map 51 Lots 9-2 & 9-2-1** **125 Route 11D** **Route 11D**	**Lot Line Adjustment** **Lakeshore Residential Zone (LR)**

Proposal: To adjust lot lines for two (2) lots of record, with Map 51 Lot 9-2 adjusted from 2.3AC to 1.0106AC, and Lot 9-2-1 adjusted from 1.63AC to 2.916AC.

Case #P26-31 Prospect Mountain Survey, Paul Zuzgo, Agent for Amansaukee LLC, Eric Gordon, Manager	**Map 21 Lot 1-5** **131 Clay Point Road**	**Final Minor Subdivision** **Lakeshore Residential Zone (LR)**

Proposal: To subdivide the parent lot of 4.177AC into two (2) lots of record with the parent lot being 1.64AC, and the proposed lot being 2.537AC.

6. Design Review

Case #P26-32 Prospect Mountain Survey, Paul Zuzgo, Agent for Lee A Hillsgrove 2022 Revocable Trust, Lee Hillsgrove, Trustee	**Map 2 Lot 13** **Dudley Road**	**Design Review - Final Major Subdivision** **Rural Zone (RU)**

Proposal To subdivide the parent lot 250.3AC that is in two towns into two (2) lots of record with the parent lot being 247.74AC, and the proposed lot being 2.56AC.

Case #P26-33 Ryan Heath, Agent for Apex Land Solutions, LLC, Owner	**Map 27 Lot 42** **19 Depot Street**	**Design Review - Final Major Subdivision** **Residential Commercial Zone (RC)**

Proposal: To change ownership style of 13 rental duplexes into 26 Condominium Units.

Other Business

1. Old Business:
2. New Business:
3. Approval of Minutes: Planning Board meeting minutes of Tuesday October 20, 2026.
4. Correspondence for the Board's review/discussion/action:
5. Correspondence for the Board's information:
6. 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, December 15, 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 11/5/2026