

**TOWN OF ALTON ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA
Thursday, May 7, 2026, at 6:00 P.M.
Alton Town Hall**

CALL TO ORDER AT 6:00 P.M.

APPOINTMENT OF ALTERNATES

STATEMENT OF THE APPEAL PROCESS

The purpose of this hearing is to allow anyone concerned with an Appeal to the Zoning Board of Adjustment to present evidence for or against the Appeal. This evidence may be in the form of an opinion rather than an established fact; however, it should support the grounds that the Board must consider when making a determination. The purpose of the hearing is not to gauge the sentiment of the public or to hear personal reasons why individuals are for or against an appeal, but all facts and opinions based on reasonable assumptions will be considered. In the case of an appeal for a Variance, the Board must determine facts bearing upon the five criteria as set forth in the State's Statutes. For a Special Exception, the Board must ascertain whether each of the standards set forth in the Zoning Ordinance have been or will be met.

APPROVAL OF AGENDA

1. CONTINUED APPLICATIONS

Case #Z26-08 Shawn Hillsgrove, Agent for 47 Loon Cove, LLC, Owner	Map 50 Lot 36 47 Loon Cove	Special Exception Lakeshore Residential (LR) Zone
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A **Special Exception** is requested from **Article 300 Section 320.E.2.D** of the Zoning to permit the replacement and expansion of a non-conforming structure.

2. NEW APPLICATIONS

Case #Z26-10 Jaimie Nystrom, Owner	Map 50 Lot 1 24 Loon Cove Road	Variance Lakeshore Residential (LR) Zone
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A **Variance** is requested from **Article 300 Section 320.E.1** of the Zoning Ordinance for the Expansion of a Nonconforming structure by adding a lean-to on a garage.

Case #Z26-11 Crystal Eastman-Varney, Esq., Agent for Monty & Donaciana Rudd, Owners	Map 26 Lots 6 & 7 32 Suncook Valley Road Suncook Valley Road	Special Exception Residential Commercial (RC) Zone
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A **Special Exception** is requested from **Article 300 Section 320.F** of the Zoning to permit an access easement across Map 26 Lot 6 to the landlocked parcel Map 26 Lot 7.

3. PUBLIC HEARING FOR ADOPTION OF TOWN OF ALTON ZBA UPDATED APPLICATION FEE SHEET

1. **Previous Business:**
2. **New Business:**
3. **Approval of Minutes:** ZBA meeting minutes of April 2, 2026.
4. **Correspondence:**

ELECTION OF OFFICERS FOR 2026-2027-tabled from March 5, 2026

ADJOURNMENT

Chairman

*If there is foul weather or lack of a quorum, the public hearing will be continued to Thursday, May 7, 2026, starting at 6:00 P.M. at the Alton Town Hall, and a notice shall be posted stating same.

