

ALTON PLANNING BOARD AGENDA
Tuesday, July 21, 2026, at 6:00 P.M.
ALTON TOWN HALL

Call to Order

Roll Call of Board Members

Appointment of Alternates

Approval of Agenda

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

Case #P26-17 Jones & Beach Engineers, Inc., Anthony Jones, Agent for Joyce McGuirk Trust, Joyce McGuirk, Trustee	Map 19 Lot 47 117 Hayes Road	Minor Site Plan Rural Zone (RU)
--	--	--

Proposal: To allow a Bed & Breakfast with a small antique shop in the existing structures.

Case #P26-18 Randy Tetreault, Agent for The Cox Family Trust, Teri Drake and William Cox, Trustees and The Drake Irrevocable Trust, Teri Drake Cox, Trustee	Map 18 Lots 5 & 5-2 208 Fort Point Road 238 Fort Point Road	Lot Line Adjustment Lakeshore Residential Zone (LR)
---	--	--

Proposal: To adjust lot lines for two (2) lots of record, with Map 18 Lot 5 adjusted from 12.85AC to 14.02AC, and Lot 5-2 adjusted from 3AC to 1.84AC.

Case #P26-19 Prospect Mountain Survey, Paul Zuzgo, Agent for Michelle Penland, Owner	Map 14 Lot 1-1 Jesus Valley Road	Final Minor Subdivision Rural Zone (RU)
--	--	--

Proposal: To subdivide a lot of 50.97AC into two (2) lots of record with the parent lot being 44.30AC and the proposed lot being 5.40AC.

Other Business

1. Old Business:

- a. Board to discuss concerns over site work at Map 9 Lots 10 & 10-1.

2. New Business:

- a. **Approval of Minutes:** Planning Board meeting minutes of Tuesday, June 16, 2026 & October 21, 2025.
- 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, August 18, 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 7/9/26 edited 7/20/2026