

TOWN OF ALTON ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA
Thursday, August 6, 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. NEW APPLICATIONS

Case #Z26-15 Carl & Karen Campbell, Owners	Map 72 Lot 35 44 Larry Drive	Variance Special Exception Rural (RU) Zone
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1. A **Variance** is requested from **Article 400 Section 452.A** of the Zoning Ordinance to increase the lot size from .28AC to .35AC to make location of existing house (built 11/30/2018) conforming to property lines and setbacks.
2. A **Special Exception** is requested from **Article 300 Section 320.F** of the Zoning Ordinance to increase a pre-existing non-conforming lot in order to accommodate the existing house and deck entirely on the property after the transfer of 3,054 SF from abutting lot.

Case #Z26-16 George & Cheryl Destremps, Owners	Map 72 Lot 36 36 Larry Drive	Special Exception Rural (RU) Zone
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A **Special Exception** is requested from **Article 300 Section 320.F** of the Zoning Ordinance to decrease a pre-existing non-conforming lot to accommodate the abutter’s existing house entirely on their property after the transfer of 3,054 SF from Lot 36 to Lot 35.

Case #Z26-17 Varney Engineering, LLC, Tom Varney, Agent for Henry & Ellen Decker, Owners	Map 34 Lot 33-11 81 Mount Major Highway	Variances Special Exceptions Residential (R) Zone
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1. A **Variance** is requested from **Article 300 Section 327.A.1 & 2** of the Zoning Ordinance for the replacement of a building to be rebuilt 6’ inside the front set back and within 10.5’ in the shore setback.
2. A **Special Variance** is requested from **Article 300 Section D.3.e** of the Zoning Ordinance to allow the expansion of more than 10% of gross floor area.
3. A **Special Exception** is requested from **Article 300 Section 320.D.3** of the Zoning Ordinance to allow the expansion of a non-conforming use.
4. A **Special Exception** is requested from **Article 300 Section 320.E.2** of the Zoning Ordinance to allow the replacement of a non-conforming structure.

Case #Z26-18 Varney Engineering, LLC, Tom Varney, Agent for The Tina M. Belcastro Revocable Trust, Tina Belcastro, Trustee	Map 49 Lot 31-2 12 Boat Cove Road	Variances Special Exception Lakeshore Residential (LR) Zone
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1. A **Variance** is requested from **Article 300 Section 320.E.1** of the Zoning Ordinance for to allow the alteration of a non-conforming structure with the deck being partially converted to living space.
2. A **Variance** is requested from **Article 300 Section 327.A.3** of the Zoning Ordinance for the expansion of living space.
3. A **Special Exception** is requested from **Article 400 Section 320.E.2** of the Zoning Ordinance for the replacement and expansion of a non-conforming structure.

1. **Previous Business:**
2. **New Business:** Discussion of resignation of Board member.
3. **Approval of Minutes:** ZBA meeting minutes of July 9, 2026.
4. **Correspondence:**

ADJOURNMENT

Chairman

*If there is foul weather or lack of a quorum, the public hearing will be continued to Thursday, September 3, 2026, starting at 6:00 P.M. at the Alton Town Hall, and a notice shall be posted stating same.

RM/ 7/28/2026 edited 7/29, 8/5/2026