

**TOWN OF ALTON ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA
Thursday, September 3, 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 #Z26-15 Carl & Karen Campbell, Owners	Map 72 Lot 35 44 Larry Drive	Variances Rural (RU) Zone
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 Variance is requested from Article 400 Section 452.B of the Zoning Ordinance for the creation of a new lot of record under the 200' required street frontage.		
3. A Variance is requested from Article 300 Section 327.A.4 of the Zoning Ordinance to allow the creation of a new lot with a structure within the 20' side set back.		

Case #Z26-16 George & Cheryl Destremps, Owners	Map 72 Lot 36 36 Larry Drive	Variances Rural (RU) Zone
1. A Variance is requested from Article 400 Section 452.A of the Zoning Ordinance to decrease the lot size from .81AC to .74AC to make location of neighboring house conform to it's own property lines and setbacks.		
2. A Variance is requested from Article 400 Section 452.B of the Zoning Ordinance for the creation of a new lot of record under the 200' required street frontage.		

2. NEW APPLICATIONS

Case #Z26-19 Varney Engineering, LLC, Tom Varney, Agent for the Schmitt Family Trust, David & Erica Schmitt, Trustees	Map 63 Lot 16 20 Railroad Avenue	Variances Special Exceptions Lakeshore Residential (LR) Zone
1. A Variance is requested from Article 300 Section 327.A.1 & 3 of the Zoning Ordinance for the replacement of a cottage to be rebuilt within the 30' setback of the lake and a 3x8' section will be within 10' of the property line.		
2. A Special Exception is requested from Article 300 Section 320.E.2 of the Zoning Ordinance to allow the replacement of an existing structure that is not increased in size or non-conforming aspect does not change.		
3. A Variance is requested from Article 300 Section 327.A.2 & 3 of the Zoning Ordinance for the replacement of a bunkhouse with a garage/ADU that will be approximately 7' from the right of way (Rail Road Avenue) and withing 6" from the side boundary line.		
4. A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance to allow a garage/ADU that will be larger than the existing structure. Structure will be considered an increase in non-conformity.		
5. A Special Exception is requested from Article 300 Section 320.E.2 of the Zoning Ordinance to allow the relocation of a garage/ADU to be more conforming.		

- 1. Previous Business:**
- 2. New Business:**
 - a. Board to address the application for second extension of decision dated 10/2/2025 to amend approval for: Case #Z23-18, Gary Nadeau, NH Route 11.
- 3. Approval of Minutes:** ZBA meeting minutes of August 6, 2026.
- 4. Correspondence:**

ADJOURNMENT

Chairman

*If there is foul weather or lack of a quorum, the public hearing will be continued to Thursday, October 1, 2026, starting at 6:00 P.M. at the Alton Town Hall, and a notice shall be posted stating same.

RM/ 8/25/2026