

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

**TOWN OF ALTON
PLANNING BOARD
PUBLIC HEARING MEETING
Tuesday, January 20, 2026, at 6:00 PM
Alton Town Hall**

7 **CALL TO ORDER**

8 Chair O’Neil called the meeting to order at 6:00 PM.

10 **ROLL CALL OF BOARD MEMBERS**

11 William (Bill) O’Neil (Chair)
12 Douglas Brown
13 Roger Sample
14 Thomas Diveny, Clerk
15 Christine O’Brien, Member,
16 Nicholas Buonopane, III, Selectmen’s Rep.

18 **OTHERS PRESENT**

19 Ryan Heath
20 Paul Zuzgo
21 Erik Poulin
22 Mr. & Mrs. Connelly
23 Dick Shea, Selectman
24 Steve Oles
25 Vladimir Srbek
26 Brian
27 Charlene Peloquin
28 Scott Werner
29 Michael Cronin
30 Troy Neff

32 **APPOINTMENT OF ALTERNATES**

33 (None present)

35 **APPROVAL OF AGENDA**

36 Chair O’Neil stated that there was an application or Ava Drost to be considered as a Board
37 Alternate. He suggested that before approving the agenda that her application be considered
38 under “New Business” so the application could be reviewed, and they could speak with the
39 applicant. He asked if there were any other changes to the agenda. None were mentioned.

41 **Mr. Buonopane MOTIONED to APPROVE the Tuesday January 20, 2026 Agenda as**
42 **amended. Mr. Brown SECONDS. Chair O’Neill asked the Board for a vote. Board voted**
43 **UNANIMOUSLY.**

Case#P25-30 Prospect Mountain Survey, Paul Zuzgo, Agent for William and Jill Duca, and Timothy and Laura Barchand, Owners	Map 33 Lots 31-1 &38 22 Mariette Drive & Mariette Drive	Lot Line Adjustment Lakeshore Residential Zone (LR)
--	---	--

46 Proposal: To adjust lot lines for two (2) lots of record, with Lot 31-1 adjusted from 1.40 AC to
47 1.45 AC and Lot 38 adjusted from .5AC to 1.4 AC.

48

49 Chair O’Neil stated that he had notes that these two cases were looking at variances. Mr. Zuzgo
50 explained that they already had variances for the Duca case. He stated that because of the
51 driveway location – he stated that both of these lots are accessed from Mariette Drive. He stated
52 there is another access on Courtyard Circle. He stated the legal frontage is on Jewett Farm Road.
53 Mr. Sample asked if the owner was going to his house which road would he take, Jewett Farm
54 Rd or Marriette. Mr. Zuzgo stated Mariette. Mr. Sample inquired if houses were represented on
55 this large lot. Mr. Zuzgo explained that they are just trailers. He stated that there used to be a
56 campground there years ago before the owner purchased. Chair O’Neil asked if the owner was
57 accessing through Courtyard Circle. Mr. Zuzgo stated that the owner could. He also mentioned
58 that there are some drainage issues that have caused the road to washout since the Town did work
59 on it. He stated the owner regularly uses Mariette. Chair O’Neil asked if Mr. Zuzgo had the
60 variances. Mr. Zuzgo stated that they do not. He stated they need to do that which is why they are
61 asking for conditional approval upon getting that variance.

62

63 Mr. Heath explained that the Board did look at the application. He explained that there were
64 waivers that were granted during the last meeting before the continuance. He stated that Mr.
65 Zuzgo had mentioned that waivers were obtained for the other portion of this lot line adjustment
66 (Mariette Drive) which is the roadway. He stated that the existing drive where the owner
67 accesses his lot is off of Mariette and has always been there. He stated that by regulation this lot
68 line adjustment in that area technically creates a new lot because the boundary line is being
69 moved. He stated that 50 ft of frontage is needed it is just short of the 50 ft. He stated that the
70 legal frontage is on Jewett Farm which is 75 ft. He stated it was determined that a second
71 variance would be required to the section requiring driveway access from the legal frontage. He
72 explained that this is what has been holding up the variance. He stated it is at the Board’s
73 pleasure if they want to look at this and make sure there are no other issues and approve with the
74 condition of a variance for the driveway on area other than the legal frontage.

75

76 Chair O’Neil asked if the Board had any questions. Mr. Sample stated that this just hinges on a
77 variance from the ZBA. Mr. Brown inquired if it was to be heard at the next ZBA meeting. Mr.
78 Zuzgo stated they are going to discuss it at the next ZBA meeting. Mr. Sample stated that the
79 idea is not to have them return to the Planning Board again after the ZBA meeting. Chair O’Neil
80 stated they could make a condition precedent, and it should be approved as long as he gets the
81 variance.

82

83 **Mr. Sample MOTIONED to APPROVE and to get the variance from the ZBA. Mr.**
84 **Buonopane SECONDS. Chair O’Neill added that all conditions and subsequent conditions**
85 **precedent. Chair O’Neil asked the Board for a vote. Board voted UNANIMOUSLY.**

Case#P25-33 Prospect Mountain Survey, Paul Zuzgo, Agent for Robert & Joanna Morehouse, Owners	Map 12 Lot 14 105 Bay Hill Road	Final Minor Subdivision Residential Rural Zone (RR)
--	------------------------------------	--

86 Proposal: To subdivide the parent lot of 5AC into two (2) lots of record with the parent lot being
87 3.51 AC and lot 14-4 being 1.49 AC.

88

89 Mr. Heath stated that Mr. Zuzgo had brought this before the ZBA. He stated the issue with this
90 case is a shared driveway with a new lot creation off of it. He stated it would service three
91 residences. He stated they received a variance for the fact that the driveway is not on the legal
92 frontage. He stated the driveway is existing and shared. He stated it was discussed that there are
93 three buildings off of this shared driveway but they did not formally grant a variance to the
94 definition of driveway. He stated that the definition of driveway both on highway regulations and
95 zoning regulations specify that it is a driveway or access that services less than three structures.
96 He stated that this has caused a housekeeping issue. He stated that if the Board sees fit to they
97 could approve it with the condition of getting a variance to the driveway. He stated Mr. Zuzgo
98 has already handled one hurdle where the Board of Selectmen at the last scheduled meeting did
99 grant permission for a shared driveway for three residences. He stated this would be a
100 housekeeping matter which is on the agenda for the next meeting.

101

102 Mr. Sample stated the third driveway belonged to (Carl Helene?). Mr. Zuzgo stated that that was
103 outback. Mr. Sample stated that this party uses the driveway. Mr. Zuzgo agreed, but also stated
104 that that party was already there and that the parties requesting the variance are creating the third
105 party. He further explained that the lot on Bay Hill is the new lot. Mr. Sample asked if this was
106 all one lot before and now the third is being created. Mr. Zuzgo agreed.

107

108 Mr. Brown inquired of Mr. Heath if the Selectmen approved three residence to a private
109 driveway. Mr. Heath stated that they did. Mr. Sample inquired if there were already three houses
110 there. Mr. Zuzgo stated that there are not. He stated that when he created the third lot it cut off
111 the main lots road frontage on Bay Hill but he still had road frontage on (28). He stated there was
112 no way that the DOT would grant him a driveway permit. Mr. Sample asked if the Planning
113 Board did the subdivision creating the three lots. Mr. Zuzgo responded that they created two lots
114 years ago. He stated that years the lot in the back was created too. He stated that the corner lot
115 was subdivided into two lots which gave Moorehouse frontage on (28) and on Bay Hill and the
116 shared driveway was in between. He stated that he has created a lot off of Bay Hill which cut off
117 the frontage on Bay Hill which required the Variance for a driveway not on his legal frontage. He
118 stated that they could have kept the driveway just two residences but why would they put another
119 driveway right next to the existing one. He further explained that that lot is only going to use that
120 driveway for 150 ft.

121

122 **Mr. Sample MOTIONED for Case #P25-33 conditionally upon getting the proper variance**
123 **verbiage and conditions precedent ???.** **Mr. Buonopane SECONDS.** **Chair O’Neill asked**
124 **the Board for a vote. Board voted UNANIMOUSLY.**

125

126

127 Design Review

<p>Case #P26-01 Jones & Beach Engineers, Inc., Erik Poulin, Agent for Rand Hill Realty, LLC, Owners</p>	<p>Map 49 Lots 4, 5 &5-1 426 Rand Hill Road</p>	<p>Major Site Plan Design Review Rural Zone (RU)</p>
---	---	--

128 Proposal: To construct a self-storage facility with 2 storage buildings including parking and
 129 utilities.

130

131 Mr. Poulin stated that he should have been accompanied by Mr. Brad Jones, his friend and
 132 partner, who passed away two weeks ago in an accident. He stated that Mr. Jones had a long
 133 career working in the Town of Alton and was a resident. He stated they worked together on the
 134 project, so he understands completely what they wanted to do with their goals. He stated he was
 135 confident he could proceed without his friend Mr. Brad Jones.

136

137 Mr. Poulin stated that what they were hoping to do is two storage buildings with connection to
 138 Rand Hill Road and Route 11. He stated that there is a large pavement area around these
 139 buildings. He stated the intention there is to allow for ease of vehicle movement around the
 140 buildings and getting in and out of the buildings. He stated that the property is in the Rural
 141 Zone. He stated it includes three separate lots with a driveway that comes down and connects to
 142 Route 11 further South and then has access to Rand Hill Road. He stated it is split into two
 143 separate buildings, one being 11, 700 sq ft, the other 9,300. He stated there is a proposed access
 144 drive that runs along the front of the buildings.

145

146 Mr. Poulin referred to Sheet C3 where he explained that they have their drainage design and a
 147 layout that they will be moving forward with. He stated that the way the design works is the
 148 buildings are keyed into the slope. He stated the whole property slopes from Rand Hill Road
 149 down to Route 11. He stated his plan is to integrate the buildings into a retaining wall network on
 150 the back edge of the building along Rand Hill Road. He stated with a closed drainage system
 151 they would bring storm water down the access road south into two proposed bioretention systems
 152 to the south of the property prior to discharge. He stated they have an oil-water separator
 153 proposed between the two buildings. He stated the intent there is they would like to do some
 154 washing activities, and this will be in the aquifer zone so they wanted to propose an oil-water
 155 separator to collect those types of substances prior to getting into our treatment system. He stated
 156 the main drainage trunk lines run all the way down to the end of the property. He stated their
 157 intention in designing it that way is to avoid the culvert that is in close proximity to bioretention
 158 pond one and discharge it to a culvert farther south that is not in close proximity to some of our
 159 neighbors on the other side of Route 11. He stated they feel that this will channel that water to a
 160 more appropriate area. He stated that this would be designed so post flows are at or less than pre.
 161 He stated that their analysis up to this point has suggested that they can accomplish that. He
 162 stated they are using swales and plunge pools along Rand Hill Road to collect the drainage that is
 163 running down Rand Hill Road. He stated they would bring that water through the site and
 164 discharge it to the culverts he spoke about earlier.

165

166 Mr. Poulin referred to utility plan sheet C4, is onsite propane tanks, onsite leech field, and onsite
 167 well. He stated they would do a drop pole along Route 11 and bring that power in to supply the

168 two buildings. He stated they are positioning the leech field to be outside the aquifer protection
169 zone. He stated they have done some preliminary test pits on the property. He stated his septic
170 designer has done preliminary layout of the leech field and is confident that a design can be
171 executed by the date that they have in hand today. He stated that sheet P1 shows a profile of the
172 access road coming through. He stated they just got the basics of landscaping. He stated on Sheet
173 L1, they are planning on doing a pylon sign on the entrance from Route 11. He stated they would
174 do basic shrubbery around that and then sprinkle in some landscaping trees on some of the
175 perimeter of the buildings. He stated they are open to adding and subtracting or moving any kind
176 of landscaping the Board feels would be appropriate.

177

178 Mr. Poulin stated the lighting they were trying to keep straightforward. He thinks they can
179 accomplish most of their needs with standard dark sky compliant box lighting on the building.
180 He stated it is a long access road, so they were thinking of adding a couple of poles along the
181 access road, especially on the connection point on Route 11 to provide light for that. He stated
182 they did get some comments as part of their design review. He wanted to share a few of them. He
183 stated they are planning on having about two part-time employees. He stated there is plenty of
184 parking on site for employees and customers. He stated the operation will be by appointment
185 only. He stated the hours would be the typical 8 am - 5 pm hours of operation. He stated he did
186 not feel that they needed any waivers to regulations.

187

188 He stated that they did get comments from the Fire Department. He stated they have plenty of
189 room or a fire truck to navigate through the property. He stated they could provide a truck
190 turning template to prove that. He stated the buildings are under 12,000 sq ft per building. He
191 stated that after researching he does not feel that direct fire suppression would be needed. He
192 stated that they have good access around all buildings, and they can provide the traffic motion for
193 the town fire truck.

194

195 Mr. Poulin stated that this will have a wetlands permit, due to a crossing. He stated that there is
196 an existing culvert there now, but it needs repair. They will put a new pipe in that will last a long
197 time and sized appropriately. He stated they would need an NHDOT driveway permit which they
198 will be pursuing. He stated he wanted to mention something that came up, which was the access
199 to Rand Hill Road. He stated their primary driveway that they anticipate using is on Route 11. He
200 stated that they felt Rand Hill should be used for emergency egress only and needs to be gated,
201 which they are open to.

202

203 He stated there was a request for a cut fill analysis which they are happy to comply with. He
204 understands they are moving a decent amount of dirt. He stated there is a pylon sign proposed on
205 Route 11 at the driveway entrance to comply with Town Zoning. He stated the Conservation
206 Commission had a couple of comments. He stated that sealing the oil-water separator tank is
207 something they are willing to do if that is necessary. He stated that they need to visit with the
208 Conservation Commission as part of their wetlands permit process so they will be seeing them
209 and discussing this further.

210

211 Tighe & Bond is doing a review. He stated they had some initial comments. He stated he
212 expected a letter from them. He plans to work with them and speak with them further. He stated

213 one concern they had which they are looking into is the height of the retaining walls and making
214 sure there is no access to the roof. He stated they are keyed into the hill, and they feel they can
215 make some adjustments to the grading and the design of the buildings to make sure that there's a
216 big enough lip where someone would not be able to just get onto the roof. He stated that if the
217 Town is willing to allow some limited grading within the right of way on Rand Hill Road to
218 integrate into the swale system it would be helpful. He stated in reviewing other issues they were
219 discussing drainage behind the retaining walls. He stated he believed those could be cut down
220 further in height. He stated that they need that, and walls of this size need to be handled by a
221 structural engineer. Considering that, he did not want to put anything on the plan that would
222 supersede or deviate from what their plans are. He stated the walls will have back drainage to get
223 water out from behind those retaining walls. He stated he is confident that that can be
224 incorporated into the drainage design however they need to. He stated that was the general
225 overview of the project and some of the issues that were brought up in the comment letters. He
226 stated they want to make sure they iron out all the major components and issues so they can
227 come back with a final application and hopefully address most of those major issues.

228

229 Mr. Buonopane stated if they had estimated foot traffic on what would be there per day. Mr.
230 Poulin stated that they expected it to be light, a couple of customers per day is what is
231 anticipated. Chair O'Neil asked if this was private storage where people have storage bays that
232 they rent from you? Mr. Sample asked if it spanned three lots.

233

234 Ms. Connelly stated they owned three lots on the property but everything that is being built is
235 only on one of the three lots. Mr. Sample stated that the driveway is on three lots. Ms. Connelly
236 agrees. Mr. Sample stated that there could be future development. Mr. Poulin stated that it is a
237 possibility. He stated they have a lot of land to work with. He stated it is possible in the future
238 they could be interested in doing more, but for the time being there is no plan for that. Mr. Brown
239 asked if that would explain why the driveway is so long.

240

241 Ms. Connelly stated that it had to do with DOT. She stated when the project started several years
242 ago, they had conversations with DOT. She stated they came out to the property. She stated there
243 is a very large berm that runs down the front of Route 11, behind the old railroad corridor behind
244 it. She stated that this driveway runs up the old railroad corridor. She stated it was the easiest
245 way to get in without having to remove the berm, it also provided some privacy from the
246 neighbors across the street, so they are not looking at this big development. She stated that is the
247 spot where there was an old driveway years ago. DOT thought it was the best plot for them to
248 access the driveway onto the property.

249

250 Chair O'Neil stated that that was one of his questions as to why they weren't merging the three
251 lots together. He asked if they planned to leave it together for future phases. Mr. Sample stated
252 that the Rand Hill entrance needs to be minimized so it will not be used at convenience. He
253 stated it needs to be used as intended. Ms. Connelly agreed and stated that they talked to the Fire
254 Department about it and the Highway Department. She stated they originally got a building
255 permit to come in on that way just to start the development process and get in there. She stated
256 they spoke with Public Works as well that that could eventually be gated off. She stated it is not
257 meant to be the primary access. She stated it is meant to be more of an emergency or back

258 entrance if there was a need.

259

260 Chair O’Neil asked if the units are individually rented or bought. Ms. Connelly stated it would be
261 rental only. She stated there is no intention to sell units. She stated she is a neighbor to the
262 property, she lives behind it. She stated that this is something her husband has wanted to do for
263 years. She stated they are renting square footage. She stated that they don’t get a private spot but
264 you rent 40 ft because you want to store your RV or you want to store your boat or your car, or
265 you want to put your motorcycle there. She stated they would rent a space or by the foot storage.
266 She stated it is only one level. Chair O’Neil asked how much traffic would be in there if there
267 would be 25 units, could there be the possibility of 25 individuals.

268

269 Ms. Connelly stated she couldn’t remember how many per building. She stated not everyone
270 would bring things the same day. She stated it could be 50-60 customers in the Spring and 50-60
271 customers in the Fall and then her husband going in and out.

272

273 Mr. Brown inquired if it was open space inside of the buildings. Ms. Connelly agreed. She stated
274 that she met with Jessica and her conversation with her was that if you’re renting per square ft,
275 you’re renting a 40 x 10 ft wide square. She stated that is why she had me do the drawings of the
276 lines so that the Board could see the inside of the buildings are laid out to show how things
277 would be stored. Mr. Sample inquired, he could not rent one of these and put a mezzanine in and
278 put my truck in, and go in and out every day and run a business.

279

280 Ms. Connelly stated that is not possible. She stated they could call and say they wanted to rent
281 for six months and that you’re storing and then you would go back in the Spring on whatever
282 your pick up date is and pick it back up. She stated it is not meant to be living space. She stated
283 there’s no bathroom facility in the biggest of the building, nor is there water. She stated the
284 second building is the one that has the drainage in the floor, which is more to clean the boats or
285 cars. Mr. Sample inquired whether a person would be able to drop an item off earlier in the week
286 and return same week to maintain the item. Ms. Connelly stated not on site. Mr. Sample asked
287 if the stored item goes in does it have to stay there for 6 months. Ms. Connelly stated it is for
288 however long the customer decides to store the item. She gave an example of a customer who
289 may be visiting family for the summer and wants to store their RV for the summer and retrieve it
290 when they leave. She stated that the proposed use is to drop and go not to stick around. Mr.
291 Sample asked if it is like the storage right next to it where you can go in and out any time you
292 want. She stated it is not like the storage where you bring six boxes and drop them and then you
293 realize something was in that box and you need to come back the next week and get it. She stated
294 that it is possible someone could forget something and might have to come back. Mr. Brown
295 asked if she felt she could realistically manage it like that. (mics not picking up what is being
296 said).

297

298 Ms. Connelly stated that the business model is to drop and go. She stated that you do not get a
299 workspace to work on your boat or RV while it is stored for the winter. Mr. Brown asked if the
300 people leasing space have access to the vehicle. He asked if they move them in and out. He asked
301 for clarification on who would do that. (mics not picking up). He asked if it would be explicit in
302 the rental agreements. Ms. Connelly stated yes it would. She stated that she has stored things in

303 this kind of storage before and her husband would make an appointment. She stated he would
304 drop the boat off and the owners of the property take care of it. She stated it is like valet to a
305 parking spot. She stated that if something is forgotten then an appointment can be made to come
306 and get that, but it is not to hang out at the property or set up a pop-up tent because they have a
307 40 x 10 square. Chair O’Neil stated that it would not be a key card access for every customer to
308 come in and out. Ms. Connelly stated (he will/they will?) have key card accesses.

309

310 Mr. Connelly stated they would not be touching anything because they don’t want anything
311 scratched since they would bear the responsibility. He stated it would be very exclusive and
312 people who have some very nice things. Ms. Connelly stated that they are not looking to have the
313 traffic count. She stated it would not be people coming in and out. She stated people will drop off
314 and maybe come back a month or two or six months, or a year later. She stated it is not daily
315 traffic. Mr. Poulin stated the closest thing to the (ITE) traffic code would be self-storage, which
316 historically has some of the lowest traffic counts in the manual. He stated it should be pretty low
317 traffic demand.

318

319 Mr. Buonopane asked if there was going to be any tree buffer between the buildings for the
320 people across the street. Mr. Poulin stated that there is a section of trees along Rand Hill Road
321 behind the building to the left that will be there. He stated he felt the main benefit of the project
322 when it comes to the neighbors or Rand Hill Road is they are going to be up hill from them and
323 they are going to be keying into the hill on the property. He stated those properties of the
324 neighbors should be looking over the hill, over the top of the buildings. He stated most of the
325 operation is going to be recessed into the hill and hidden from the neighbors of Rand Hill Road.

326

327 Mr. Brown stated to add to Mr. Buonopane’s point, in terms of landscape coverage in the rural
328 zone 50% is supposed to remain wooded or at least landscaped. He stated it looked like less than
329 50% based on the site plan. Mr. Poulin stated they would check it. He stated there are large tracks
330 to the south that are undeveloped which count toward that credit. Mr. Brown stated that would
331 raise the question of one lot versus three. Mr. Poulin stated they would be crossing all three, so
332 they are looking at it as a common scheme of development. He stated that if future phases go in
333 they would have to keep reevaluating how much they are taking out versus keeping. He stated
334 with landscaping it is an open discussion. He stated on Route 11, with this type of use, they feel
335 like a couple of landscape trees around the perimeter and some nicer landscaping around the
336 pylon sign is appropriate, but they are open if the Board feels –

337

338 Mr. Brown stated that it is in the regulations. Mr. Sample stated that while they are designing,
339 they should try to get to that 50% for that one lot. Mr. Poulin asked for clarification regarding the
340 lot with the structures on it. Mr. Sample stated that the others can get done as they get done. Ms.
341 Connelly stated that they also had a conversation with the State and they considered because it
342 was all owned by the same person and it was all part of one site all of our numbers and
343 disturbances counted across all three of them. Mr. Brown stated that is the State. He stated that
344 that is not the Town. (mics breaking up) Ms. Connelly stated that that is why they kept the birm
345 in place, which is why the birm is there as well. She stated they are trying not to touch any of
346 that exterior space and just focus on the areas where they are working. She stated that is why the
347 road goes up the old railroad corridor purposely because we are using what is already there,

348 versus ripping down somewhere else or pulling down the birm and putting down a different
349 driveway in. She stated they are trying to use what has already been disturbed from the old
350 railroad corridor.

351

352 Mr. Sample stated all of the birm has trees on it and that's considered landscape. He stated it
353 might be part of the 50%. Mr. Buonopane asked if they knew what percentage based on these
354 plans of that one lot is green space. He asked if they had those figures. Mr. Poulin stated he did
355 not have the individual lot breakdown. He stated that they checked the total track so he would
356 have to look at each individual one. Mr. Brown stated he would encourage him to look at the
357 single lot.

358

359 Chair O'Neil opens to public input.

360

361 Mr. Vladimir Srbek – resident of 447 Rand Hill Road. He stated he is not against the storage
362 building project. He stated that the applicant has plenty of his own boats that need to be stored.
363 He stated that the neighbors need to be considered. He stated this project is not going to beautify
364 the neighborhood. He stated that the last time when he did it instead of selecting the (log in) that
365 he pulled a permit for he selected it all. He stated there were no trees whatsoever. He stated that
366 the lot was bare. He stated that what is over there now is what has grown since then. He stated
367 that this does depreciate the properties. He stated that at the time he was selling his house. He
368 stated it appraised at \$425,000. He stated he could not sell it for \$350,000 because it was all bare.
369 He stated he had to remortgage, and it got appraised at \$360,000. He stated that he asked why it
370 was depreciated by \$65,000 and he stated it was related to curb appeal. He stated that the curb
371 appeal for the neighbors has to be kept. He stated that there are trees that grow very fast. He
372 stated pines will grow and you will not see what's behind them.

373

374 He stated that Mr. Connelly told him a couple of years back that he did not have the money
375 \$7,500 to fix your barn across the street. He is concerned about whether he can trust his
376 neighbor. He stated he is not the only one in the neighborhood worried about this. He stated
377 neighbors below are worried about water issues. He stated people on Rand Hill Road are
378 concerned about curb appeal. He stated he has seen the plans and three trees being planted on the
379 plan. He stated that typically when you have planting on the plans you can see the plants. He
380 stated that the applicant needs to accommodate his neighbors and not depreciate their values. He
381 stated that when he moved there it was the middle of the woods. He mentioned another neighbor
382 who was also living in the middle of the woods. He stated that it is not the same now. He stated
383 that the buildings are being built across their properties. He stated that something should be
384 done. He stated that the access road that was built he believes was built for convenience to prep
385 the lots for now. He stated that there is a road right next to Rand Hill Road.

386

387 Ms. Connelly speaking off mic. She stated that it has guardrails and it kind of goes down on an
388 angle. She stated that it is on some of the 1970 survey plans.

389

390 Mr. Srbek stated that it was right next to the barn. He stated that he believed Tom Moore owned
391 it before. He stated that he sold it to Mr. Connelly and that road was right next to the barn. He
392 stated that before they did the selective clearing there was no road. He stated it was overgrown

393 with trees. He stated when the trees started growing back, they're not there anymore. He stated it
394 is a dirt road. Mr. Sample asked the applicant what is between Rand Hill and the buildings. He
395 asked if it was about 80 ft. He asked if the drawing was to scale. He stated that Mr. Srbek would
396 like to see some trees between him and the buildings. He suggested it looked like approximately
397 80 ft.

398

399 Ms. Connelly stated that she believed they had said it was either 80-90 ft. Mr. Brown asked if it
400 could be shown on the map in front of them. Mr. Poulin demonstrated on the map (off mic). Mr.
401 Srbek viewed the map as well. (Much discussion was off mic)

402

403 Mr. Srbek stated he was told they were supposed to keep some trees over there so his property
404 would not be affected. He stated that Mr. Connelly told him that the lumber that is there now –

405

406 Ms. Connelly stated she wanted to comment about the trees and the Rand Hill buffer. She stated
407 one of the other conversations they have had both with the Town and DOT is the amount of
408 water that is coming off of Rand Hill on the other side of the road, and it is flooding out Rand
409 Hill quite often. She stated that there is a culvert that runs underneath and what is happening is
410 it's overflowing the culvert and it's overflowing the street, coming across, blowing this berm out
411 and coming across the street. She stated one conversation that was had was putting in some kind
412 of drainage on the back in the buffer area where also would like to put some of the trees to get
413 some of this water that is now causing an issue on Rand Hill off and then directed back this way
414 to not cause more water issues for the people over here. She stated that it is crossing their
415 property. She stated it is not coming from their property. She stated when they put in a drainage
416 system that was also something they looked heavily into to try to encompass that to how can they
417 solve that problem as we solve the problem of the water that we're creating on our lot. She stated
418 that all of that is happening (up here). She stated they wanted to be sure they created an
419 appropriate buffer but also handle a water issue at the same time.

420

421 Mr. Poulin stated they are anticipating significant drainage improvements by doing this. He
422 stated that where water is coming across now it will be channeled through properly sized culverts
423 and pipe network systems and get them to the appropriate discharge point along Route 11 rather
424 than let it just find its way across. He stated when the culverts start to hit capacity they start
425 jumping around and getting through and now it will be controlled and backed up by analysis that
426 they have done to improve drainage conditions on Route 11 and Rand Hill Road.

427

428 Mr. Brown stated that it is fairly elevated on Rand Hill Road. Mr. Poulin agreed that it is a large
429 ridge behind Rand Hill Road. Mr. Brown asked if they have taken that into consideration. Mr.
430 Poulin stated he had and that his analysis had gone all the way up to the top of the ridge. He
431 stated they wanted to get a feel for how the water was moving through the area and what they
432 could do to improve it. Mr. Brown asked if Tighe & Bond had been involved in that discussion.
433 Mr. Poulin stated that they were starting their review process. He said they have given some
434 preliminary comments, and they are doing a more in-depth analysis. He stated his intention to
435 work with Ty & Bond to be sure they are on the same page.

436

437 Mr. Sample stated that he was looking at the drainage structure they had and said that it did not

438 look very big. He stated that they are not only taking care of their own water, it sounds as though
439 you are taking care of other water. Mr. Poulin stated that they are also breaking it into multiple
440 parts. He explained that there is a pipe that comes through the two buildings. He stated that they
441 are going to pull that into a plunge pool. He stated that that is 24” pipe. He stated that there is
442 also another culvert on their Rand Hill Road driveway. He stated that is also a 24” pipe. He
443 stated they are breaking it up into multiple points and bringing it through the property and
444 discharging it at the right location on Rand Hill. He stated they are also providing storm water
445 systems. He explained they have two ponds onsite so they will be able to provide some treatment
446 and also detention. He stated they will be able to pull that water in and release it slowly and keep
447 those peak flows down. He stated his analysis shows that they are improving the flow rate
448 coming through the area in the post condition. Mr. Sample stated that they have to make it work.
449 Mr. Poulin agreed and stated that Tighe & Bond is going to do a review of the analysis and make
450 sure that it is working effectively. Mr. Sample stated that the gravel pit is in their favor. Mr.
451 Buonopane asked if he was reading the plan correctly, that everything from the roadway to the
452 buildings, is all pavement. Mr. Poulin stated that everything in the grey shading is pavement. Mr.
453 Sample asked if Mr. Srbek had any further comments. Mr. Srbek stated that he would appreciate
454 screening and for Mr. Poulin to be a good neighbor.

455

456 Mr. Connelly stated that when he logged he had talked to the Town and his engineer he asked a
457 lot of questions and got permits and no one told them that there was an issue with what they were
458 doing or that neighbors were not happy about it. He stated he understood but he also did his due
459 diligence. Ms. Connelly stated ??? pre covid and then went to submit the plan and the world shut
460 down. She stated that the plan went on hold and then they downplayed it to only what was
461 important to them. She stated it started that way and then it was supposed to continue. She stated
462 it was not supposed to sit like that. She stated that when covid came it tied their hands. She stated
463 building costs went crazy.

464

465 Chair O’Neil asked if there were any other comments from the public.

466

467 Brian ??? 6 Boat Cove Road, Arlington Investments. He stated the clear cutting over there was
468 very unfortunate. He stated that he is relieved to see that there is a berm being left. He stated that
469 it looks like the road curves and comes towards Route 11. He stated that is right across from his
470 driveway. He stated that he would appreciate some screening there as well. He stated that there is
471 not much there right now, so additional screening for his road would be appreciated. He stated
472 that on the other side of Route 11, it is all residential and we all have wells. He stated they may
473 be seasonal water from the Town but most of it is wells. He stated he is very concerned about his
474 water quality. He stated he does not know what happens to all of the water that comes off of
475 Rand Hill now and works its way through, does it all end up in Boat Cove. He stated he does not
476 know but this is something that he has concerns about if there will be an increase of water
477 coming across Route 11. He stated he just wants to make sure it is managed effectively. Mr.
478 Sample stated that this proposed plan is going to stop the water from coming. Brian ??? stated
479 that he was concerned about the impact on the wells. Mr. Sample stated that the water will go
480 through four feet of gravel it is clean. He stated it would feed the well with good water. Brian ???
481 stated that he wanted to make sure that the professionals are looking at it and it will not be
482 contaminated.

483 Chair O’Neil asked if anyone else from the public would like to comment.

484

485 Ms. Peloquin (speaking off mic) she lived off of Rand Hill for 25 years and she is aware of all of
486 the water issues that they have. She stated it is a lot of water. She stated that this will affect her
487 because it is directly across the street from her. She stated when she purchased the home there
488 was nothing around. She stated that now when she has coffee in the morning looking at
489 buildings, which she does not approve of, but she understands that growth is needed for the
490 Town. She stated her concern about her well and those of her neighbors. She stated her well is
491 280 feet deep and she is worried about it. She stated she would like to make sure that she does
492 not have to see these buildings, if possible. She stated she would like have some trees planted.
493 She stated she does not know where the entrance is going to be because she has not seen the
494 plans, but it does affect her being directly across the street.

495

496 Chair O’Neil asked if there was only one well that’s being put in onsite. Mr. Sample stated that
497 they did not have the abutters listed on the plans. Ms. Peloquin stated she lived at 461 across the
498 street where the buildings will be. She asked about the applicant’s mention of cleaning boats and
499 where all of that water will go when they are done. Mr. Sample stated that the water would go
500 into the basins. Chair O’Neil stated that there is an abutters list with the plan, on C-2. Ms.
501 Peloquin stated that there are a lot of water issues in that area. Chair O’Neil stated that this
502 project seems to be preparing to address those water issues. He stated that as far as pounding, the
503 only pounding would be a well that is being put in. He stated that might cause a little bit of
504 sediment but that will go away. He stated that it did not sound like there would be any blasting or
505 anything damaging. Ms. Peloquin stated she wanted to know if she was sitting in the dining room
506 in the morning will she going to be looking at these buildings. Mr. Brown asked regarding that
507 point what the ridge line height was.

508

509 Ms. Connelly stated she thought it was 35 ft in the center. Mr. Brown stated that the eave height
510 is 116 inches, which is quite a bit below, quite a bit smaller than the 35 ft ridge line. Ms.
511 Connelly stated that on the center is was 35 and the edges it was 16 ft. Mr. Connelly stated the
512 architect set baseline at 100. Ms. Connelly stated grade. Mr. Connelly stated it is an arbitrary
513 negative to start from so it is 16 ft to the eave height. Mr. Brown stated he was trying to figure
514 out how motor homes would get in there. Ms. Connelly stated the doors are 16 in the middle but
515 the ridge height is 31 ft. She stated between the property and Route 11, meaning the Boat Cove
516 people. She explained that Rand Hill is up here, it comes down, the buildings are going to built
517 downward, specifically so Rand Hill people are looking over it, then you have the buildings, then
518 you have a berm and then the Road and Boat Cove is down on the other side. Chair O’Neil asked
519 if there would be some landscaping there. Ms. Connelly stated that there would be trees and
520 whatever they come up with in the final landscape. Mr. Poulin stated they would ??? that area
521 with screening. Chair O’Neil stated that the abutter would like to look at some greenery. Ms.
522 Peloquin stated the lighting was also a concern. She stated she likes to look at the stars at night
523 and appreciate the beauty and is concerned everything will be lit up now. She asked if the lights
524 would be dimmed in the evening. Mr. Brown stated that the Board expects that. Chair O’Neil
525 stated that they tried to get everyone to follow the dark skies. Ms. Connelly stated they looked at
526 the dark sky lights as well to mitigate as much additional lighting.

527

528 Chair O’Neil asked if anyone else from the public would like to speak.

529

530 Mr. Cronin stated he owned the property directly across from the Applicant’s property on Route
531 11, (Route 390) a major highway. He stated he’s in the center of Boat Cove. He stated he has
532 been here 15 years. He stated in the first 10 years there was little or no water coming out of the
533 state culvert that is on his property. He stated about 5 years ago, Mr. Sykes put his camper up on
534 top of the mountain on his property and when he built the roadway, he moved all the water to a
535 little river that’s now a big river when it rains. He stated about five years ago, right after he
536 finished his project, there was a significant rainstorm. He stated that his 19” State culvert had
537 little to no water coming out of it. He stated that weekend my 19” culvert was running like a fire
538 hydrant on an old swale that was on the property before he bought it that was never really used.
539 He stated the swale could not handle it. He stated it washed out his whole driveway, his whole
540 section of the property all the way around it. He stated he had to get sandbags to protect his cellar
541 from filling with water. He stated he assumed it was Mr. Connelly’s property. He called Mr.
542 Connelly and had him come up to look at his property. He stated they followed the water and
543 went right up to Mr. Sykes property. He stated they contacted Mr. Sykes and they were told that
544 he got a permit from the Board to do this. He stated he went down to Town Public Works and
545 ended up getting a set of drawings from Varney Engineering. He stated there was supposed to be
546 a plan to control that water. He stated that the Board approved his driveway in the state. He
547 stated that he never built it drainage system. He stated that to this day all of that water comes
548 down Mr. Sykes, it travels to Mr. Connelly’s property. He stated that Mr. Connelly was a
549 gentleman and didn’t have to – it probably hurt his property, but he held back that water for
550 about a couple of weeks. He stated once there was a dry spell brought his excavators and he built
551 the swale up. He stated he was not supposed to do that, because it’s a violation of DSS rules,
552 because he is on the lake. He stated he built a new swale to hold the water. He stated that Mr.
553 Connelly couldn’t hold the water anymore and it came back over the same way.

554

555 Mr. Brown asked if this is the property across the way. Mr. Cronin stated the State culvert goes
556 onto his property. He stated he had to get a DSS permit so he got one to stop this water. He stated
557 his stone is 16 ft by 50 ft long, 8 ft deep. He stated it is a water filter. He stated it catches the
558 water so it cannot go into the Lake and use the swale. He stated he made it bigger than he should
559 have because he has no idea if the Board continues to allow people change properties and use
560 these swales as a dumping ground, it is just coming to his property. He stated that as time goes
561 on people are going to put bigger houses and expand Rand Hill Road. He stated that water on
562 Rand Hill Road comes down to him and across Mr. Connelly’s and floods him. He stated he is
563 glad Mr. Connelly is doing this. He stated Mr. Connelly said probably no water will come to him.
564 He stated Mr. Connelly plans to build similar stone pits if he had to because his stone pit works.
565 He stated when it comes out of the culvert, there’s five feet of water spraying out. He stated that
566 the drain across the street is probably 10 feet higher than his property. He stated there’s probably
567 a 10 ft force. He stated that it hits the stone and its gone. He stated it never gets past 6 ft. He
568 stated it goes down into the massive stone pit and it goes away. He stated he had to do that to
569 protect his property. He stated he feels bad for Mr. Connelly because he should not have to deal
570 with the water. He stated it is good he had his own equipment. He stated he is very upset, with
571 the Board. He stated he is upset with the town for letting it go on. He stated that the water going
572 into the swales destroys the lake.

573 Chair asks if anyone else from the public would like to comment. Chair closes to public input.
 574 Mr. Poulin stated that at this point they will work with Tighe & Bond and address all comments
 575 and then go to the next step when they address all of those concerns.

576

577 Acceptance Review

Case #P26-02 Norway Plains Associates, Inc. Steve Oles, Agent for LCW Family Trust, Scott Werner, Trustee	Map 16 Lots 26 47 Lindsay Road	Minor Subdivision Rural Zone (RU)
---	--	---

578 Proposed: To subdivide the parent lot of 40.22 AC into three (3) lots of record with the parent lot
 579 being 36.16 AC, Lot 26-11 being 2.013 AC and lot 26-12 being 2.038 AC.

580

581 **Mr. Buonopane MOTIONS to APPROVE Case#P26-02 as COMPLETE Mr. Brown**
 582 **SECONDS. Chair O’Neil asks for Board to vote. UNANIMOUS.**

583

584 Mr. Oles stated it is a three-lot subdivision. He stated the larger lot stays the same and the two
 585 smaller lots are just over two acres with the required frontage of over 200 ft on each lot. He
 586 stated both lots have been reviewed by Cindy Balcius for Wetlands. ??? (has been picked up) by
 587 his office and they meet all of the requirements of frontage, lot areas, non-steep slope. He stated
 588 everything meets regulations.

589

590 Mr. Oles stated there was a typo in the original submittal on the first narrative of 135 ft. He
 591 stated it was revised to 223. He stated it was revised and given back to the Town Planner. Mr.
 592 Sample asked if the plans had State approval. Mr. Oles stated that State approval is pending.
 593 Chair O’Neil asked Mr. Oles if he had the comments from the Assessor’s Office. Mr. Oles stated
 594 he got them just prior to this meeting.

595

596 Mr. Brown asked if there was any intention to further subdivide in the future. Mr. Werner stated
 597 maybe in the future. Mr. Brown stated there is a five-year period before you can further
 598 subdivide and asked if he was aware of that. Mr. Werner asked five years if I want to do another
 599 subdivision. He stated that right now he is just trying to surround his house and his water with
 600 people he knows, which he is doing. Mr. Brown stated he just wanted it to be clear that there is a
 601 five-year waiting period. The applicant was advised if he wanted to do any further changes he
 602 would need to go to the State for approval.

603

604 Chair opens to public input.

605

606 Troy Neff, 61 Reed Road in Alton, at the corner of Reed and Lindsay. He stated not having
 607 looked at the map it sounds like this would be behind his property. Mr. Sample stated that it is up
 608 near the gate. Mr. Neff stated he has almost 2.25 acres with frontage on Reed Rd and then –

609

610 Mr. Werner stated he was sorry to interrupt. He stated he has knocked at the door. He asked if
 611 Mr. Neff lived at the house on the right-hand side as you take a left on Lindsay. He stated he
 612 wanted to ask if Mr. Neff wanted to buy that. He stated he talked to someone. Mr. Werner stated
 613 that was his original lot back in 1988. Mr. Neff stated his in-laws have the next lot over. He

614 stated part of his question was that originally some of these lots had a homeowner’s association –
615 Mr. Werner stated he never had a homeowner’s association. Mr. Neff stated that it is filed with
616 the Town. Mr. Sample stated that could be for County Road. Mr. Neff stated that it was not. He
617 stated the lots on Reed Road are included. Mr. Werner asked which two lots the ones on Reed or
618 –

619
620 Mr. Neff stated the ones on Reed, his and – Mr. Werner stated Mr. Neff has lot 3 in the original
621 subdivision and then across County Rd is lot 4. He stated they go around the corner of Reed and
622 County and then all the way down County. Mr. Sample stated they are probably part of the
623 County Association. Mr. Neff agreed and stated at this point that has not been active though it
624 was filed in the 80s. He asked if these lots going to be counted towards that. Mr. Werner stated
625 they would not. He stated the lots being considered are private on his land, on his road. He stated
626 Mr. Neff should know how well he takes care of the road. Mr. Neff agreed. He stated however,
627 there is a great deal of water that comes down Lindsay, that comes right around the corner into
628 the corner of his property and then it goes across Reed Road. He stated that it gets backed up
629 considerably. He stated he wants to make sure that the drainage on Lindsay is adequate to make
630 sure the water flows all the way down. Mr. Sample stated he believed it all came down in a
631 swale. Mr. Werner stated there are two culverts there, one goes to the right goes onto Lindsay
632 Road and the other goes – Mr. Sample asked who is responsible for the culverts. Mr. Werner
633 stated it has never washed out in 30 years.

634
635 Mr. Neff stated that he ends up doing most of it because they have had problems with it. Chair
636 Rich asked if Mr. Neff had an HOA. Mr. Neff stated there is a filed form, but it is not activated
637 because there was a lot count that wasn’t met as of yet. He stated that is why the concern because
638 all of a sudden there will be 14 separate lots and all of a sudden they would be impacted. Mr.
639 Brown asked if Lindsay was a private way. Mr. Werner stated that is the way it was built. Mr.
640 Buonopane stated that the highway shed people would be responsible for the culvert at the corner
641 of Reed Road, the one that is being discussed. Mr. Neff stated that all he knew was that it was all
642 backed up and they came by with the excavator the year that they decided they were not going to
643 do any paving, they were going to do ditching. Mr. Neff stated that they just looked at it and kept
644 right on going and he had to go back out and dig it all out himself. Mr. Buonopane stated that if
645 Mr. Neff is more diligent with them they will come out, they are supposed to do that. Mr. Neff
646 stated he has been there 22 years, and they have only come by once to look at it. He stated he
647 cleans it out every Spring and Fall. Mr. Neff stated that from his side on Reed it is dry, but he
648 always has to clean around that corner. He stated that is where the water piles up. Mr. Werner
649 stated that it is coming from Reed Rd, not from him. He stated all of his water is going in the
650 tanks.

651 Chair asks if there are any comments or questions from the public. Closes to public.

652

653 **Mr. Brown MOTIONS to APPROVE Case #P26-02 for final minor subdivision for a three**
654 **lots of property located at Map 16 Lot 26, 47 Lindsay Road in Alton, including the**
655 **conditions laid out in the plan review as well as the conditions precedent including the**
656 **approval of the State well as well as subsequent conditions. Mr. Buonopane SECONDS.**

657 **Chair O’Neil asks for Board to vote. UNANIMOUS.**

658

Case #P26-03 Norway Plains Associates, Inc. Steve Oles, Agent for Christine & Joseph Perella	Map 25 Lots 33 34 Baxter Place	Minor Subdivision Rural Zone (RU)
--	---	--

659 Proposal: To subdivide the parent lot of 16.6 AC into two (2) lots of record with the parent lot
660 being 14.57 AC, lot 33-1 being 2.032 AC.

661

662 **Mr. Brown MOTIONS to ACCEPT the submission as COMPLETE. Mr. Buonopane?**
663 **SECONDS. Chair O’Neil asks for Board to vote. UNANIMOUS.**

664

665 Mr. Oles speaks on behalf of Christine & Joseph Perella. He stated Christine was in attendance if
666 they had any questions. He stated it was a simple one lot subdivision. He stated it was a two-lot
667 subdivision, but they are creating one new lot. He stated the lot fronts on Route 28 and on Baxter
668 Place Road. He stated the lot has over 200+ ft on (Route) 28 and over 200+ ft on Baxter Place
669 Road. Wetlands were reviewed for the whole lot by (Joseph Newel) and he reviewed all of it. He
670 stated that can be found on pages 1 and 2. He stated that he did the digging on the (gas pits) back
671 in November ??? source data. He stated the State subdivision is also pending. He stated that from
672 there it is a simple 2-acre subdivision with frontage on (Route) 28 and Baxter Place Road.

673

674 Mr. Heath stated that the corner lot is unique in the sense that the stipulations of zoning you have
675 to have frontage on both street fronts, and the concern is typically Baxter is a Class VI road,
676 private road.

677

678 Mr. Oles stated that he would prefer the driveway be on Baxter Place Road, but he can get a
679 DOT permit to get it on 28. He stated that he drives 28 enough that he doesn’t want another
680 driveway on 28. He stated he would rather continue it off of Baxter Place Road. He stated that
681 the whole subdivision was created back in 1955. He stated he had a copy of the original survey
682 plan with him. He stated he shared a copy with everyone via email. He stated that it was
683 originally done by (E.B. Hodgton) back in August of 1955. He stated that the plan was never
684 recorded, but all of the deeds are referencing this plan. He stated that every lot that was created
685 on this development before the subdivision that is being done now refers to this plan. He stated
686 that this is from the original surveyor’s file that he has copies of and can share with the Town. He
687 stated that all of these lots have been created except for the one they’re creating now, were
688 created in 1955 era by (E.B. Hodgton). He stated that this road has been in effect before this
689 Town’s zoning and subdivision regulations. He stated it would also meet the States regulations
690 for a driveway permit. He stated if he needed to it can come off of 28 but he would prefer not to
691 have a driveway on 28.

692

693 Chair O’Neil stated he would need a variance. Mr. Heath stated that the question that they come
694 up with is the dimensions and what they are doing is different from what the map shows. He
695 stated that technically if they go back to the way that the Planning Board has been operating
696 through legal counsel that’s a creation of a new lot. He stated that would be under the current
697 regulations. He stated that it still meets all of the current regulations, and he stated that he agreed
698 with Mr. Oles in that he’s familiar with the area. He stated having a driveway off of 28 is not a
699 good idea. He stated that back in the day, most of the Board that have been around for a long

700 time would remember the original cabin used to be in that lot and there was a driveway access
701 off –

702

703 Mr. Oles stated that the foundation is still there. Mr. Heath stated it was knocked down not too
704 long ago. He stated he remembered when they took it down because they had problems with kids
705 playing in it. He stated after talking with Mr. Oles and going through this and trying to work it
706 out, and the conversations he's had with legal about the whole issue of driveways, to keep the
707 file clean they would need to get a variance for the driveway access off of a Class VI road. He
708 stated that would be to do it as planned, which he agrees is a much better situation for the town.
709 He stated whatever the Board decides to do this could be another one of those situations where
710 you approve it with that condition.

711

712 Chair O'Neil stated they could approve it and make it contingent on Mr. Oles getting a variance.
713 Mr. Oles asked the Board if he would need a variance if he got the DOT driveway permit and
714 just come off of Baxter Place anyways. Mr. Oles stated he would get the DOT driveway permit
715 because he sends the paper in and it's done. Chair O'Neil stated if Mr. Oles got the DOT permit
716 he would have to come off of 28. Mr. Oles asked if he had to or could he get a building permit
717 and come off of Baxter Place Road and skip the whole Variance process, skip paying the Town
718 fee, skip everything that doesn't need to be involved with doing a Variance.

719

720 Mr. Heath stated that what would happen, to get the building permit they would have to come off
721 of the legal frontage because that's the language in the zoning ordinance that the access comes
722 off of the legal frontage, that's the terminology that's in there. He stated that the only reason he
723 knows that is because he just went through those two continued cases. He stated they are all
724 driveway access and those are the conversations he has had with legal about the fact that – he
725 stated it is the same thing with the Mariette case. He stated the applicant had legal frontage on
726 Jewett Farm Road, but he couldn't access it from there. He stated they had to go back and get a
727 variance because of that sub section in the zoning regulations that says access has to be on the
728 legal frontage.

729

730 Mr. Oles stated that these lots have already been signed by the Planning Board and on record at
731 the Registry because of the boundary line adjustments that they've done on this lot over the last
732 couple of years. He stated that it is a legal lot of record signed by the Planning Board. He stated
733 that could also be used as a scope of saying, it's already a lot, it's already signed off. He stated
734 the road has already been signed off by the Planning Board because the two boundary line
735 adjustments we've done in the last two years. Chair O'Neil asked if Mr. Oles thought he was not
736 going to get a variance. Mr. Oles stated he did not want to pay the variance fee and didn't want to
737 have to go through the process of waiting another month to go through the heartache of – Chair
738 O'Neil stated Mr. Oles would not have to come back to them if they make it contingent upon the
739 variance.

740

741 Mr. Heath stated that if he did the issue that he mentioned before getting the state DOT and they
742 approve without conditions what would happen later down the road, whoever buys it, it will fall
743 on them, because if they want access off Baxter it's going to halt the process and then they will
744 have to go get a variance. Mr. Sample asked if we were there for a subdivision. Mr. Oles agrees.

745 Mr. Sample stated that subdivision says that you have to have a driveway on a town road. He
746 stated that it sounded like Mr. Oles was saying it was already approved, and it wasn't. He stated
747 they are handling that matter at this meeting. He stated he was sure that ZBA would grant it
748 because it does make good sense not to pull out onto 28 when you can safely put one elsewhere.
749 Mr. Brown stated it will take another 30 days.

750

751 Chair opens to public input. Chair closed public input.

752

753 **Mr. Buonopane MOTIONS to APPROVE Case P26-03 for a final minor subdivision with**
754 **the lot being 2.032 AC and contingent upon approval with a variance from Zoning**
755 **Department for a driveway on Baxter Place and State approvals for subdivision. Mr.**
756 **Brown SECONDS. Chair O'Neil asks for Board to vote. UNANIMOUS.**

757

758 **OTHER BUSINESS**

759 **1. Old Business: None**

760 **2. New Business:**

761 **a. Approval of Minutes:** Planning Board meeting minutes for Tuesday,
762 December 16, 2025, and Special Planning Board meeting minutes January
763 5, 2026.

764

765 **Mr. Buonopane MOTIONS to APPROVE Planning Board minutes for Tuesday, December**
766 **16, 2025. Mr. Brown SECONDS. Chair O'Neil asks for Board to vote. UNANIMOUS.**

767

768 **Mr. Buonopane MOTIONS to APPROVE Planning Board minutes for Special Meeting,**
769 **January 5, 2026. Mr. Diveny SECONDS. Mr. Brown stated that on Line 14, he was**
770 **mentioned but was not in attendance. Mr. Buonopane stated that should be amended.**
771 **Chair O'Neil asks for Board to vote. UNANIMOUS.**

772

773 **b. Application of Alternate:** New member applicant Ava Drost.

774

775 Chair O'Neil asked Ms. Drost to share a little about herself and why she is interested.

776

777 Ms. Drost speaks (mic not picking up). She stated she did planning for 10 years. She stated she is
778 looking ahead at the big picture. She stated that she wanted to do something for the town that she
779 lives in, something productive, something that gives back to the community. She thought about
780 when she had worked for planning department years ago. She enjoyed being planning assistant.
781 She stated she attended all of the meetings because she did the minutes and prepped the packets.
782 She stated she found it interesting. (mic not picking up). She stated it all came back to her as she
783 was attending this meeting.

784

785 Chair O'Neil stated Ms. Drost had a lot of qualifications. He stated she needed to attend three
786 consecutive meetings. He stated after the third one she can sit down and they will have a motion
787 and vote her on board.

788

789 Chair O'Neil asked if anyone on the board had any questions. There were none.

790 Ms. Drost spoke (mic not picking up).

791

792 **ANY OTHER BUSINESS TO COME BEFORE THE BOARD**

793

794 **PUBLIC INPUT ON NON-CASE SPECIFIC PLANNING ISSUE**

795

796 **ADJOURNMENT**

797 Planning Board Chair, Bill O’Neil

798

799 **Mr. Buonopane MOVED to ADJOURN the meeting. Mr. Brown SECONDS.**

800 **Chair O’Neil asked the board for a vote. Board voted UNANIMOUSLY.**

801

802 The meeting was adjourned at 7:30 PM.

803 Respectfully Submitted,

804 Sandra Monaco, Recording Secretary