

1 **TOWN OF ALTON PLANNING BOARD**
2 **PUBLIC MEETING**
3 **Tuesday, March 17, 2026, at 6:00 PM**
4 **Alton Town Hall, 1 Monument Square, Alton, NH 03809**
5

6 **MEMBERS PRESENT**

7 Roger Sample, Member
8 Tom Diveny, Member
9 William O’Neil, Chair
10 Daniel Pierce, Member
11 Tom Hoopes, Alternate
12

13 **OTHERS PRESENT**

14 Robin McClain, Planning Assistant	Gary Boisvert
15 Joshua Thibeault	Kristian Johnson
16 Belcastro	Chris Whalen
17 Dave Allvine	Ryan Heath
18 John Jonason	Richard Shae
19 Chip Underhill	Wayne Long
20 Anne Marie Allwine	Charlene Peloquin
21 Randy Couch	Misty Couch
22 Keith Chamberlain	

23

24 **CALL TO ORDER**

25 Mr. Sample called the meeting to order at 6:01 PM.
26

27 Introductions were made of the Board members. Chair O’Neil appointed Mr. Hoopes to sit on the
28 Board in the absence of Mr. Brown.
29

30 **AGENDA REVIEW**

31 No changes were made to the agenda.
32

33 **MOTION: To approve the agenda as amended. Motion by Mr. Diveny. Second by Mr.**
34 **Sample. Motion passed unanimously.**
35

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

Case #P26-05 Varney Engineering, Thomas Varney, PE, Agent for Thane LLC, Owner	Map 11 Lot 28-13 Swan Lake Trail	Minor Site Plan Residential Rural Zone (RR)
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37 Proposal: *To allow a contractor yard for landscaping business, including parking and use of*
38 *existing building.*
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40 Chair O’Neil read the public notice into the record.
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42 The Board reviewed the application for completeness.
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MOTION: To accept the application for Case #P26-05 as complete. Motion by Mr. Diveny. Second by Mr. Sample. Motion passed unanimously.

Tom Varney of Varney Engineering presented case before the Board with Kristian Johnson, manager of Thane, LLC. The applicant had received prior approval from the ZBA for a Special Exception for a contractor’s yard on January 8, 2026.

The Board questioned the easement that the company had to access the property. It was determined that they had permission to access the property through Map 11 Lot 28-8, with permission by property owner David Allwine, who was present in support of the approval of the site plan.

Chair O’Neil opened the hearing to input from the public. None was indicated.

Chair O’Neil closed the public hearing.

MOTION: To approve Case #P26-05 for Thane, LLC for a Final Minor Site Plan with conditions precedent for Thane, LLC for a Contractor’s Yard located at Map 11 Lot 28-13. Motion by Mr. Sample. Second by Mr. Diveny. Motion passed unanimously.

Case #P26-07 Randy Couch, Agent for Alton Mountain Retreat, Owners	Map 11 Lot 12-10 128 Alton Mountain Road	Minor Site Plan Residential Rural Zone (RR)
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Proposal: *To allow the conversion of a Single family residential home to a four (4) unit multi-family dwelling.*

Chair O’Neil read the case into the record. The Board reviewed the application for completeness.

MOTION: To accept the application as complete. Motion by Chair O’Neil. Second by Mr. Sample. Motion passed 4-1-0.

Randy and Misty Couch of Alton Mountain Retreat presented the application before the Board. Mr. Couch that they had received approval from DES for a new 8-bedroom septic and that the pond that was currently in the back yard and created by the property owners would be filled in to accommodate the new system.

Board member Tom Diveny expressed concern about a single family home being changed to a multifamily structure and that it may start a trend that in his opinion could be detrimental to the rural aspects of the Town. Mrs. Couch answered that she and Randy were currently the only occupants and this proposal would help them to stay in their home and provide affordable housing for other residents of Alton.

Chair O’Neil opened the hearing to input from the public. None was indicated.

Chair O’Neil closed the public hearing.

88 **MOTION: To approve the application for Case P26-07 for Alton Mountain Retreat for a**
89 **Final Minor Site Plan for a four (4) unit multi-family dwelling for property located at Map**
90 **11 Lot 12-10, 128 Alton Mountain Road, including the conditions precedent and**
91 **subsequent. Motion by Mr. Hoopes. Second by Mr. Diveny. Motion passed unanimously.**
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Case #P26-08 Jones & Beach Engineers, Inc., Erik Poulin, Agent for Rand Hill Realty, LLC, Owners	Map 49 Lots 4, 5 & 5-1 426 Rand Hill Road	Final Major Site Plan Rural Zone (RU)
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93 Proposal: *To construct a self-storage facility with 2 storage buildings including parking and utilities.*
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95 Chair O’Neil read the case into the record. The Board reviewed the application for completeness.
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97 **MOTION: To accept the application as complete. Motion by Mr. Hoopes. Second by Mr.**
98 **Sample. Motion passed unanimously.**
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100 Erik Poulin presented case with Amanda Connelly. Hours of operations would be 9-5pm Monday
101 through Sunday and customers would have to be let in by one of the three employee. Engineer
102 review was not sent to applicants until March 4th, and they responded to comments on March
103 10th. The Engineer had not finished reviewing the updates as of yet.
104

105 Chair O’Neil opened public input.
106

107 Vladimir Srbek, abutter spoke of concern of visibility and height of proposed buildings. Mrs.
108 Connelly and Mr. Poulin clarified that the height of the building and showed that the majority of
109 it would be below the ground level with a portion of the roof showing above the ground level and
110 spoke of the tree buffer that would be planted. They had arborvitae trees proposed on the plan,
111 but agreed to integrate a variety of trees for a more natural look.

112 Charlene Peloquin, abutter, spoke of concern of large buildings being in her line of sight from
113 her property.

114 Jeffrey Perkins, abutter spoke of concerns about the water run off affecting their property. The
115 Board told him that the development of the property would be under the guidance of the hired
116 Town Engineer from Tighe & Bond.

117 Another abutter (name unknown) spoke in support of the project and said he felt that the water
118 runoff issue he has on his property would likely improve based on the steps that the applicant
119 was taking to divert the water runoff from the property.
120

121 Chair O’Neil closed public input.

122 Chair O’Neil closed the public hearing.
123

124 **MOTION: To approve the application for Case P26-08 for Rand Hill Realty, for a Final**
125 **Major Site plan for a self-storage facility at 426 Rand Hill Road, including the conditions**
126 **precedent, subsequent and completed review and approval by Tighe & Bond. Motion by**
127 **Mr. Hoopes. Second by Mr. Diveny. Motion passed unanimously.**
128

Case #P26-09 Apex Land Solutions, Ryan Heath, Agent for Sand Street Investments, LLC, Owner	Map 9 Lots 10 & 10-1 Route 11/Henry Wilson Highway	Final Major Site Plan Rural Zone (RU)
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129 Proposal: *To allow construction of an HVAC business and a truck repair garage, with individual*
130 *well, septic, parking and utilizing a shared driveway.*

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132 Chair O’Neil read the case into the record. The Board reviewed the application for completeness.

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134 **MOTION: To accept the application as complete. Motion by Chair O’Neil. Second by Mr.**
135 **Diveny. Motion passed unanimously.**

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137 Ryan Heath of Apex Land Solutions, LLC presented application. He submitted an updated
138 narrative with clarification of hours of operation, number of employees and signs. Lot 10 will
139 have twelve employees and operation hours will be Monday through Friday, 7am to 6pm with
140 occasional after hours operation for emergency calls. Lot 10-1 will have four employees and
141 operation hours will be Monday through Friday 7am to 6pm.

142

143 Each property will have it’s own septic and utilities, but both Lots will utilize a shared driveway.
144 They are currently awaiting AOT approval from NH DES.

145

146 The Board asked about possible fluid spillage and Mr. Heath stated that the vehicle repair would
147 be done inside of the building.

148

149 The applicant is working with the Town Engineer from KV Partners and comments and concerns
150 have been addressed.

151

152 Chair O’Neil opened public input.

153 Chair O’Neil closed public input.

154 Chair O’Neil closed public hearing.

155

156 **MOTION: To approve Case 26-09, Map 9, Lots 10 & 10-1, for a Final Major Site Plan, with**
157 **conditions precedent and subsequent. Motion by Mr. Diveny. Second by Mr. Hoopes.**
158 **Motion passed unanimously.**

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160 **Other Business**

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162 **OLD BUSINESS:**

163 1. Board discussed the results of the 2026 Town election. Chair O’Neil noted that all of the
164 Planning Articles passed. The Board welcomed new member Daniel Pierce to the
165 Planning Board, who had won a seat through the election.

166 2. The Board voted Ava Drost as a new alternate member. **Motion by Mr. Diveny.**
167 **Seconded by Mr. Hoopes. Motion passe unanimously.**

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171 **NEW BUSINESS:**

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173 **Approval of Minutes:**

174 Meeting of February 17, 2026: Review of the draft minutes were tabled until the April 21, 2026
175 meeting because some members were not present to make the quorum to do the review.

176

177 **Correspondence for the Board's review/discussion/action: None.**

178 **Correspondence for the Board's information: None.**

179 **Correspondence for the Board's information on State Permit Applications: None.**

180

181 **Election of Officers for 2026 – 2027**

182 **MOTION: To keep the Board Officers the same as prior year. Motion by Mr. Diveny.**

183 **Second by Mr. Hoopes. Motion passed unanimously.**

184

185 **Committee Assignments (CIP, ZAC, Master Plan)**

186

187 **a. *Committee Assignments***

188 Mr. Sample stated he is willing to remain on the Capital Improvement Planning
189 Committee.

190

191 Mr. Diveny and Mr. Brown and will be the Planning Board representatives to the
192 ZAC.

193

194 Mr. O'Neil will continue to be the representative to the Master Plan
195 Implementation Committee.

196

197 **ADJOURN:**

198

199 **MOTION: To adjourn the meeting. Motion by Mr. Hoopes. Second by Mr. Diveny. Motion**
200 **passed unanimously.**

201

202 The meeting was adjourned at 9:02 PM.

203

204 Respectfully Submitted,

205

206

207 Robin McClain,

208 Planning/Zoning Assistant