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**TOWN OF ALTON
PLANNING BOARD
PUBLIC HEARING MEETING
Tuesday, April 21, 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 Jack Sleeper, Selectmen's Rep
14 Roger Sample
15 Dan Pierce
16 Thomas Diveny
17 Thomas Hoopes
18 Ava Drost

20 **OTHERS PRESENT**

21 Robin McClain
22 Steve Oles
23 Ken Slock
24 Joseph Collins
25 Mike George
26 Jeremy Kemper
27 Jonathan Kemper

29 **APPOINTMENT OF ALTERNATES**

30 Chair O'Neil mentioned appointing Ava Drost to stand in for Mark Manning who was not
31 present for this meeting.

33 **APPROVAL OF AGENDA**

34 Chair O'Neil mentioned there were a couple of amendments to the agenda. He stated that
35 under New Business, Paragraph B, there were not enough Department Heads therefore case
36 #P26-12 was moved to next month.

38 Also, under New Business, Paragraph C, a memo regarding Hilltop Estates Subdivision will be
39 added. He asked if there were any other changes to the agenda. There were none.

42 **Mr. Brown MOTIONED to APPROVE the Tuesday, April 21, 2026, Planning Board
43 Agenda. Mr. Sample SECONDS. Chair O'Neil asked the Board for a vote. Board voted
44 UNANIMOUSLY.**

46 1.

| | | |
|---|---|--|
| Case #P26-10 Norway Plains Associates, Inc., Steve Oles, Agent for Joseph & Deborah Collins, Owners | Map 8 Lot 18 29 Youngtown Road | Final Minor Subdivision Rural Zone (RU) |
|---|---|--|

47 Proposal: To subdivide the parent lot of 39AC into two (2) lots of record with the parent lot
48 being 34.9AC, lot proposed being 4AC.

49

50 Mr. Sample asked what N/A represented. Chair O’Neil stated “Non Applicable”. Mr. Sample
51 asked if driveway sight distance was unapplicable. Ms. McClain stated she did not believe so
52 since there are no driveways on the plan. Mr. Oles stated that there are no driveways on the plan.
53 They have over 500 ft of frontage. He stated they could place a driveway anywhere so deemed
54 in order to make it a safe distance. They have options. Mr. Sample stated that with that
55 considered he believed the application is complete.

56

57 **Mr. Sample MOTIONS to APPROVE Case #P26-10 as COMPLETE. Mr. Brown**
58 **SECONDS. Chair O’Neil asks for Board to vote. UNANIMOUS.**

59

60 Chair O’Neil invited Mr. Oles, from Norway Plains, to speak. Mr. Oles stated the plan is for a
61 straightforward two-lot subdivision. They are looking to create a 4 AC lot off of the 39 AC
62 parcel of land. He stated 34.99 AC in 4 AC. He stated he did the test pits back in January. There
63 is a house on the remaining 34 AC lot where Mr. Collins and his wife live. He stated the
64 proposed lot is on Youngtown Rd on the curve. He stated they could park anywhere in the
65 driveway and have adequate sight distance. He demonstrated on the site map how he parked and
66 walked across the street did the test bit and came back out and saw plenty of “sight distance” in
67 each direction. He stated the wetlands were delineated by Daniel Coons in the Fall. He stated it
68 meets the requirements. It has over 100,000 sq ft of upland and non-steep slope out of the 4
69 ACs.

70

71 Mr. Hoopes asked if Mr. Oles knew what percentage of wetlands the uplands are. Mr. Oles
72 stated that there were 108,000 square feet upland. Mr. Hoopes stated he did not know what the
73 wetlands were. He was unable to calculate the square footage in his head. Mr. Oles stated that 4
74 ACs is 174,240 square feet. He stated it is roughly 63% is upland.

75

76 Mr. Sample stated that Fire Department and the Highway Department have concerns. He asked
77 if Mr. Oles had read those. Chair O’Neil stated that it showed no concerns. Mr. Brown stated
78 that he may have this confused with another case to be heard later. Mr. Oles stated he apologized
79 that he did not see anything and was sorry if he missed something. Chair O’Neil stated the
80 second page the Department Concerns, Conservation, Water, Police, Fire, Highway, Assessing
81 had no concerns. Mr. Sample recognized he had his papers out of order.

82

83 Mr. Brown asked if Mr. Oles had mentioned anything about what the intent of the subdivision
84 was. He asked if they were intending to develop it. Mr. Oles stated he assumed they would
85 either develop it or sell it off.

86

87 Chair O’Neil asked if the Board had any other questions. There were none. He opened to public

88 input.

89

90 Ken Slock, 79 Youngtown Rd. He stated he was concerned about the frontage and how it would
91 be used. Mr. Brown asked if the abutter had any discussion with the owner of the proposed
92 subdivision. Mr. Slock stated he did not. He stated he abuts the property. He demonstrated on
93 the site map his area of concern. He did not have any questions or statements and stated he just
94 wanted to see the plot plan.

95

96 Chair O’Neil asked if there were any more questions or comments from the public. There were
97 none. He closed public input. He asked if the Board had any further questions.

98

99 **Mr. Brown MOTIONED the Alton Planning Board APPROVE the application for Case**
100 **#P26-10 for a Final Minor Subdivision for two lots located on Map 8, Lot 18 and Lot 18-1**
101 **on Youngtown Road in Alton, New Hampshire, subject to conditions precedent and**
102 **subsequent conditions. Mr. Sample SECONDS. Chair O’ Neil asked the Board for a vote.**
103 **Board voted UNANIMOUSLY.**

104

105 Mr. Sample asked to be excused from the meeting due to a health issue. Before leaving he
106 commented on upcoming cases. He stated that the parties are asking for an extension. The case
107 dates back to 2022. He stated that typically you get 12 months to get something done. He stated
108 that the properties need to be looked at because typically when you get your extension you start
109 your project and show that you’re vested. He stated that the parties came in and got approval.
110 Chair O’Neil stated that they have pushed dirt around. Mr. Brown pointed out that they already
111 had a 6-month extension on that.

112

113 Mr. Sample stated it was the same as Mr. Heath’s property on 140. He stated that should not be
114 anything more than a piece of land with a building. He stated it is not a project anymore because
115 it did not get extended. He stated that the parties would have to come in every year to get an
116 extension.

117

118 Ms. McClain stated she understood that they came in for a preconstruction meeting, so they have
119 gone forward. Mr. Sample stated they came in for a meeting, but they haven’t done anything.
120 He feels it is something that the Board needs to look at. He stated there are a number of them
121 around, people have come in and had the projects expanded. He stated Mr. Heath came in and
122 was extending his project for a while, and others. He mentioned Hannaford’s were extending
123 their project until they decided they don’t want to do it anymore; the project is gone. Chair
124 O’Neil stated they would have to start all over again. Mr. Sample stated it just needs to be
125 looked at.

126

127 Ms. McClain stated she corresponded with the parties and there was clarification, and they stated
128 the six-month extension was to start the project and that they had held a preconstruction meeting
129 and started the project prior to the August 2024 deadline. She stated the completion deadline
130 was August 2026 and that’s what they’re asking for. She stated that this is based on an email
131 from Barry Gier from Jones & Beach. She was unsure if that helped clear things up for Mr.
132 Sample. Mr. Sample stated that if they had paperwork that stated they had until 2026 to do their

133 project – Mr. Brown stated at this point there is not. Ms. McClain stated that it was for
134 completion. Mr. Brown asked if they were asking for that. Ms. McClain stated that the
135 completion deadline was put for August 2026. Chair O’Neil stated that they wanted to push that
136 out more. Ms. McClain agreed. She stated that they are doing this ahead of the game because it
137 is prior to the August 2026 deadline. She stated they are asking for the extension because they
138 are not going to be able to do what they want to do.

139

140 Mr. Sample stated if that was the case and they gave them four years to do their project it doesn’t
141 seem -- Chair O’Neil stated that this was back in 2022. He stated it has been a few years. Ms.
142 McClain stated that the six-month extension took them to the August 2024 deadline. Mr. Sleeper
143 asked if they were asking for an additional two years. Mr. Brown stated yes exactly. Ms.
144 McClain stated they could always continue it, and she could try and get more – Mr. Sample
145 stated that might be a good idea. He stated they could look back in the minutes and see whether
146 they did give them four years to do the project. He stated that they don’t normally give four
147 years.

148

149 Mr. Sample left the meeting.

150

151 Chair O’Neil asked if Mr. Hoopes would mind standing in for Mr. Sample. Mr. Hoopes agreed.

152

153 2.

| | | |
|--|--|--|
| Case #P26-11 Norway Plains Associates, Inc., Steve Oles, Agent for Kemper Landholdings, Owners | Map 19 Lot 32 69 Drew Hill Road | Final Minor Subdivision Rural Zone (RU) |
|--|--|--|

154 Proposal: To subdivide the parent lot of 33.4AC into three (3) lots of record with the parent lot
155 being 21.5AC, lot proposed lot #1 being 6.3AC and proposed lot #2 being 5.6AC.

156

157 **Mr. Brown MOTIONED to APPROVE the application as COMPLETE. Mr. Diveney**
158 **SECONDS. Chair O’Neil asked the Board for a vote. Board voted UNANIMOUSLY.**

159

160 Mr. Oles from Norway Plains on behalf of Kemper Landholding stated he and the Kemper
161 brothers were present at the meeting and if there were any questions they may be able to answer
162 them. He stated the intent is to create a three-lot subdivision. He stated one lot will retain their
163 business. He stated each individual lot will be their personal residential lots. He stated that they
164 did the original survey in 2021, Site Plan design was done. The business was allowed to run out
165 of this facility. Dan Coons did the wetland delineation. He reverified the wetlands last Fall. He
166 did test pits and topography. He stated each lot has a Town minimum requirement of steep slope.

167

168 He stated they got a variance last month from ZBA for frontage on a Class V Road. He stated
169 they are basically bringing a portion of Stagecoach Rd up to a Town standard to allow the two
170 driveways to come off of Stagecoach Rd. The ZBA approved it. He stated that frontage is
171 considered on Drew Hill Rd and Stagecoach Rd for both lots.

172

173 Mr. Hoopes asked if Stagecoach would remain as a viable thoroughfare. Mr. Oles stated that

174 Stagecoach is considered a Class VI Road. He stated it would be a viable thoroughfare through
175 the portion that they built. Mr. Hoopes stated he drives through it and knows the area well. He
176 stated there are two places that take their access off of Stagecoach Rd. Mr. Oles agreed there are,
177 but from the other side. Mr. Hoopes stated you can get through, but it is not easy. He stated he
178 had driven through on the day of the meeting. He stated he was not sure if it was closed with
179 gates and bars or closed. Mr. Oles stated Public Works has been back and forth with his boss
180 Randy Tetreault. He stated Public Works has an 1800s plan that says “Closed”. He stated they
181 went through the Town records and there is no actual documentation that was done by the Town.
182 Nobody voted on it. Mr. Hoopes asked if there was anything in the book. Mr. Oles stated there
183 was nothing. He stated they have it as Class VI subject to gates and bars at this point in time.
184 He stated they are leaving it alone and just upgrading the first couple of hundred feet you’re now
185 on the other piece of the property.

186

187 Chair O’Neil asked if everything that Seth had concerns about would be addressed. Mr. Hoopes
188 asked if it was going to be cut off. Mr. Oles stated no they would not. Chair O’Neil stated they
189 have some concerns from the Highway Department and from Fire, but the Highway Department
190 had concerns about that road, Stagecoach Rd.

191

192 Mr. Oles stated that what he had read it was dealing with the construction of Stagecoach Rd and
193 the fact that it will be brought up to what the standards allow for use. Mr. Brown asked if that
194 was Class VI Road requirements. Mr. Oles stated that the way he understood it they wanted to
195 have it as 12 inches total depth, 6 inches of based gravel, a wear core of 6 inches. Chair O’Neil
196 stated a minimum travel width 18 feet. Mr. Brown asked if that is at the client’s expense. Mr.
197 Oles agreed.

198

199 Mr. Sleeper asked if the gravel is 18 total, not 12, it is 12 plus 6. Mr. Oles stated ??? stabilized
200 12 inches of total depth. Mr. Sleeper stated that to him it looked like it was outlining two
201 courses, the stable base and the gravel wear course. Mr. Brown stated there is also the shared
202 driveway because it is over 500 ft there were also expectations from DPW on that.

203

204 Mr. Oles stated there’s a width driveway. Mr. Brown stated the width has to be 14 ft with two ft
205 shoulders on each side. One of the Kemper brothers commented that they would be making it 18
206 ft wide so they will be able to get firetrucks up there. Chair O’Neil stated that the Fire
207 Department had concerns about the width of the driveway. Mr. Oles stated he had forwarded the
208 plans to the Fire Department that afternoon so they could review it.

209

210 Mr. Brown mentioned that Mr. Oles had said something about electrical utilities and what the
211 intent is. He asked if it was overhead. Mr. Kemper stated there would be overhead. He stated
212 that there’s currently poles that go up Stagecoach Rd as of now and they’re proposing the
213 driveway to go through there’s a pole on that corner. He stated that there would be at least three
214 poles back to their site. He stated that they would go underground from those hopefully.

215

216 Chair O’Neil asked if the Board had any further questions. Mr. Hoopes stated it seemed pretty
217 straightforward. Chair O’Neil opened to public input. No comments were made. Chair O’Neil
218 closed to public input.

219 **Mr. Brown MOTIONED to APPROVE the application #P26-11 for Final Minor**
220 **Subdivision for three lots located on Map 19, lot 32 at Drew Hill Road, subject to the**
221 **conditions precedent with the recognition of Alton Public Works requirements for the Town**
222 **Road being a Class VI Standard and subsequent conditions. Mr. Diveney SECONDS. Chair**
223 **O’Neil asked the Board for a vote. Board voted UNANIMOUSLY.**
224

225 **OTHER BUSINESS**

226 **1. Old Business: None**

227 **2. New Business:**

228 a. Letter dated March 27, 2026, from Jones & Beach Engineers, Inc., re:
229 extension request for Route 28 Boat Storage.
230

231 Chair O’Neil stated that this is the one that Mr. Sample was talking about before he left the
232 meeting. He stated it was approved on March 4th, 2022. They had a preconstruction meeting in
233 September 2023. Mr. Hoopes stated it is a tough banking market. He stated that the Board has
234 certainly given two-year extensions. Mr. Pierce stated that it looked as though they got an
235 extension in February 2024. Chair O’Neil stated that they got one for two years from August
236 20th, 2024, to August 20th, 2026. Mr. Sleeper stated he read that as they got six months from
237 February 2024 to August 2024 and then they’re asking for two more to get through to August
238 2026. Mr. Brown agreed. Mr. Pierce agreed as well. Mr. Brown asked if any construction had
239 been started. Mr. Sleeper stated all he saw was gravel. Mr. Hoopes stated there was dirt work.
240 He stated he had never gone in. Chair O’Neil stated that it looked like they were pushing some
241 dirt around but that’s it. Mr. Pierce asked if the Board needed something substantial within so
242 many years. He asked if they would just keep pushing off and keep moving dirt. Mr. Brown
243 stated it was never meant to be until perpetuity.
244

245 Mr. Michael George approaches to address the Board. Mr. George and Dave Fuller are partners.
246 Mr. Fuller was unable to be present at the meeting therefore he asked Mr. George to attend. Mr.
247 George stated that no one from Jones & Beach Engineering could be present for the meeting. He
248 stated he would try to answer any questions the Board had. He stated he did not know about the
249 dates of the extensions. Chair O’Neil asked if he was the owner. Mr. George stated he was a
250 partner. He stated the erosion control is all put in. He stated originally the front had been
251 stumped and that they’ve been breaking down the rocks of the front 5 to 7 AC. He stated it is a
252 rough site and there’s a lot of rock at the back of it that has to come out. Mr. Brown asked how
253 old the erosion control was. Mr. George stated he was unsure of the exact date it was done. He
254 estimated approximately 18 months. He stated whenever it was supposed to be put in it was put
255 in. He stated he believed they had to meet certain deadlines to start. Mr. Sleeper stated that it
256 was from the original start in 2022. Mr. George stated after the initial approval the erosion
257 control was put in. Mr. Diveny asked if any Town Representatives have confirmed any of the
258 conditions precedent and subsequent, such as Code Enforcement or Engineers. Chair O’Neil
259 asked if Town Engineer or Code Enforcement or anyone has been out there to look at this to see
260 how far along they are. Ms. McClain said that if they had she is not aware of it and was not
261 directed to ask or inquire about it. She stated that is something that the Town Planner probably
262 would have known. Mr. Brown stated that he believed there was need of due diligence on what
263 the status is to begin. Mr. George agreed.

264 Mr. Pierce stated that one of the requests was from the Fire Department. He stated that request
265 was made on January 26th, 2022. He asked if those requests have been met. Mr. George was
266 unsure of what the requests were.

267

268 Ms. McClain stated that she believed they would not have been able to have the preconstruction
269 meeting without having the conditions precedent set. She stated she was pretty sure that they did
270 have the preconstruction meeting and were able to start based on Mr. Gier's email that was the
271 timeline that he put forth to her.

272

273 Mr. Sleeper asked if there was any issue with this being stale where it's already beyond the
274 extension. Ms. McClain stated she did not believe it was beyond the extension. She stated that
275 what they were asking for is an extension for the completion of construction. She stated they had
276 already started the construction so that it is her understanding that would be within the window
277 of the deadlines. She stated the completion of construction was two years and they are saying
278 they're not going to be able to get that, and that's why they're asking.

279

280 Mr. Sleeper stated that as he is reading it, it says they've already been granted an extension to
281 start construction by August 2024. Mr. Pierce agreed and stated they have not. Mr. Sleeper
282 stated they haven't started construction. He stated there has been some dirt moving but no
283 construction and they're already months beyond that period of August 2024. Mr. Brown stated
284 that from what he can discern at this point there's no road map defining how they're planning on
285 moving forward. They're just asking for an extension.

286

287 Mr. George stated there are still working the site to get the elevations and everything correct.
288 Mr. Diveny stated that there has been no active and substantial development of the building.
289 Chair O'Neil stated, there's no concrete or anything being poured or anything. Mr. George
290 agreed. Mr. Hoopes stated that the land is so split-level that they're going to have to remove so
291 much material before they can even start the building. Mr. George stated it is a big cut and fill to
292 the back yes. He stated it does taper off. Mr. Brown stated that the letter from March 27th says
293 they were "requesting an extension due to the market issues restricting construction at this time."
294 He stated that the way he infers from that is that there's no intent to start any meaningful
295 construction.

296

297 Mr. George stated that at that point steel had gone through the roof and the cost of the steel was
298 quadrupled. Mr. Brown stated that he understood the dilemma from the financing side, but that's
299 not the purview of the Board to respond to that. He stated there's a time allotted for the
300 construction to occur. Mr. Pierce stated that it has been four years. Mr. Diveny asked what
301 would be the other remedy. He asked if they would need to come back and reapply or give an
302 extension. Mr. Brown stated if there's any middle ground in terms of that two-year extension.
303 He stated he believed the dilemma is, are they willing to work on a tighter timeline to get the
304 construction really completed as this was originally approved.

305 Mr. Diveny stated that one thing he thought they should do before they grant an extension is to
306 have an inspection done by Town reps to see if right standards are used and erosion is still intact.

307 Mr. Brown stated he was in agreement with that.

308

309 Chair O’Neil stated that the question that is being asked is if they can have an extension on the
310 complete construction date to August 20th, 2026. He asked if they were going to have all of that
311 built by August 2026. Mr. Sleeper stated that they were saying that they’re extending to start
312 until August 2026. Mr. George stated that it is a big project. He said that even if they break
313 ground it would probably take 6-12 months to build it. Mr. Brown stated that would mean 2027
314 or maybe even 2028 before they’re done. Mr. Pierce stated that the reason for the delay was the
315 market issues were constricting construction time. He asked if anything had been purchased. He
316 asked what made them think the market prices were going down.

317
318 Mr. George stated that they may build a smaller building first. He stated that tariffs didn’t help
319 originally when that first started. Tariffs were a big problem. He stated as far as putting concrete
320 in the ground and things like that – Mr. Pierce stated that 2022 predates tariffs. Mr. Brown stated
321 there was Covid and all to be fair. He stated there’s been increasing inflation along the way. He
322 stated he understood that, but that is not the Board’s dilemma. Mr. George stated he understood
323 that. Mr. Brown stated that there’s no signs that it’s going to be better in 2027.

324
325 Mr. Hoopes stated there’s another alternative to think about which is that you have the factor if
326 you don’t give an extension then you have the ground left the way it is now, disturbed and
327 nothing done. Mr. Diveny stated that that is the case at present. Mr. Sleeper asked what the cost
328 is passed back to them to reapply. He asked if it was prohibitive based on the work that they
329 have done. Chair O’Neil stated they would have to start all over again. Ms. McClain stated she
330 believe that to be the case. She believed they would have to do a whole new – which would be
331 more engineer involvement and cost with that. Mr. Sleeper asked if it wouldn’t be a simple
332 redraft and resubmittal. Ms. McClain didn’t believe so because a new application would require
333 a whole new review. Mr. Brown stated he was not sure how involved that would be if you used
334 the same engineer. Mr. Sleeper agreed stating that the lot hasn’t changed. Mr. Diveny stated that
335 since there is time he suggested that the Board continue this and have a Town representative –
336 Chair O’Neil stated that the Board could continue it, but he felt if the Town Engineer has made
337 any visits to the site they could give more information. Mr. Diveny agreed. Ms. McClain asked if
338 she should request for the Board that the Town Engineer go and do a Site Visit. Chair O’Neil
339 agreed.

340
341 Mr. Brown asked if Mr. George could come back with more concrete plans. Mr. George stated he
342 would probably next month. He stated that would give them enough time to get Jones & Beach
343 there and make sure his partner is present. Chair O’Neil stated he felt bad that Mr. George was
344 just thrown into this but they can’t make a decision on an extension with no information. Mr.
345 George asked if in the meantime they wanted to do a Site Visit before that next meeting. Chair
346 O’Neil stated they could at least have the Town Engineer out there and see what’s going on and
347 they can report back and let Robin know and she can let the Board know. He stated it goes back
348 four years and that’s a long time.

349 Mr. Brown stated that the bigger question is there’s no roadmap really for when it would be
350 finalized in terms of construction at this point. Chair O’Neil stated that they’re not ordering
351 anything. Mr. George agreed that they are not right now. He stated that there’s still some more
352 work to get to the back. He stated that it is such a big footprint, the building is big, 240 ft x ???.

353

354 Ms. McClain stated she was not 100% sure of the process. She stated she would reach out to
355 them. She does not know if it would require another task order. She stated she would touch base
356 with the engineer and let Jones & Beach know what the process is going to be for that because
357 she is not sure. Mr. George stated if he needed to meet somebody there, he stated his partner is
358 out of town for the rest of the week. He stated that someone could be available to meet him. Ms.
359 McClain stated it may end up requiring more cost. She stated as far as she knows she is not sure
360 where that is. She has to check with the town engineer to see if there's any added costs. She
361 stated there would be a task order and she would be in touch with whomever. She asked if there
362 was anything specific that she should ask for the Town Engineer. Chair O'Neil stated he wants an
363 update of where they're at and what's going on. Mr. Sleeper added, the drainage stuff. Mr.
364 Hoopes stated what percentage of what has been accomplished. Mr. Brown added the condition
365 of the erosion control.

366

367 **Chair O'Neil MOTIONED to CONTINUED the case to May 19th, 2026, Planning Board**
368 **Meeting. Mr. Hoopes SECONDS. Chair O'Neil asked the Board for a vote. Board voted**
369 **UNANIMOUSLY.**

370

371 b. **Case #P26-12:** Building Permit Permission Request/STR for Private Roads,
372 Seeblick, LLC, Hans & Elizabeth Beimann, Map 44 Lot 1, 38 Bickford Lane
373 & Map 18 Lot 7, 174 Fort Point Road, Lakeshore Residential Zone (LR) –

374

375 *CONTINUED to May 19, 2026*

376

377 c. Memo regarding Hilltop Estates Subdivision

378

379 Chair O'Neil stated that this is for the bond. He stated this is Case #P09-19 and #P10-18. He
380 asked Ms. McClain to provide background on these cases. Ms. McClain stated she did not know
381 much on the history. She stated she knew it was a subdivision that's been around for a while.
382 She stated on March 25th, KV Partners, Mike Vignale went and did a review the road and
383 submitted a memo. She stated the Board asked him to complete a Road Bond estimate and so he
384 did that. Chair O'Neil stated they just need approval from the Board. Ms. McClain agreed.

385

386 Mr. Brown asked if the estimate was for \$98,000 for that bond. Ms. McClain stated she believed
387 that to be correct. Chair O'Neil stated that they just needed the Board's blessing to okay the
388 bond for the road. Mr. Hoopes added that this goes back quite a while. Chair O'Neil stated that
389 this goes back to 2009. Mr. Brown stated that the bond essentially is to repair the road. Mr.
390 Hoopes stated that it was never built in the first place. Chair O'Neil stated it is to make sure that
391 they build it. Mr. Brown stated that there's repairs to the base and everything else. He added that
392 some of it has been done. There are storm water basins in there. Mr. Hoopes added that it is a
393 subdivision with no roadway. Chair O'Neil stated he was in favor of a bond because he feels it
394 protects the Town.

395

396 **Chair O'Neil MOTIONED to APPROVE KV Partners request for a bond for the Hilltop**
397 **Estates Subdivision. Mr. Brown SECONDS for a bond of \$98,095. Chair O'Neil asked the**
398 **Board for a vote. Board voted UNANIMOUSLY.**

399 **d. Approval of Minutes:** Planning Board meeting minutes of Tuesday, February
400 17, 2026 and March 17, 2026

401

402 Mr. Brown stated he had some changes. He stated that there are several places where Zoning is
403 referred to and it should really say “ZBA”. On Line 55 “Zoning” to change to “ZBA”, on line 59
404 “ZBA”, line 82 “ZBA” and on 152 should say “no” current use penalties need to be paid. Chair
405 O’Neil asked if there were any other changes. There were none.

406

407 **Chair O’Neil MOTIONED to ACCEPT the February 17th, 2026, Planning Board Minutes.**
408 **Mr. Brown SECONDS. Chair O’ Neil asked the Board for a vote. Board voted**
409 **UNANIMOUSLY.**

410

411 Regarding the minutes for March 17, 2026, Mr. Diveny stated on Line 71 that he did vote against
412 this so the vote was not unanimous. Chair O’Neil asked if there were any other changes.

413

414 **Mr. Hoopes MOTIONED to APPROVE the March 17th, 2026, Planning Board Meeting**
415 **Minutes as amended. Mr. Diveny SECONDS. Chair O’ Neil asked the Board for a vote.**
416 **Board voted UNANIMOUSLY.**

417

418 **e. Review of Planning Board application fees.**

419

420 Mr. Hoopes stated there are postal increases and a newspaper increase. Chair O’Neil asked if the
421 Board needed to approve these increases. Ms. McClain stated that the Board does need to agree
422 to them and then she has to set up for a public hearing for next month for it because it’s part of
423 the applications. She stated currently the ZBA had agreed, because she’s making it consistent for
424 both Boards. She stated the ZBA agreed so they’ll be going to public hearing this month. She
425 stated that if the Board agrees to the increases just state that you agree. Chair O’Neil stated that
426 he didn’t think they needed to vote on anything tonight. Mr. Hoopes stated that they couldn’t.
427 They need a public hearing. Mr. Pierce stated that they could just state that they agree. Mr.
428 Brown asked if she was sure she raised them enough. Mr. Pierce stated he was wondering the
429 same thing. Mr. Brown stated he understood the post office is raising the prices again in May.
430 Mr. Hoopes stated the idea is that they’re trying to keep things as reasonable as possible. Ms.
431 McClain stated they were able to keep it at \$6 for a long time, but right now, every time, they’re
432 in the red. She hopes that by raising the increase to \$10 it will be a buffer for at least a couple of
433 years. Mr. Sleeper asked how long they had been \$6. Ms. McClain stated she has been there
434 since 2023, and they’ve been at \$6. She stated she didn’t believe it had been updated since 2017.
435 Mr. Brown asked if these were the prices the ZBA agreed to as well. Ms. McClain agreed. Chair
436 O’Neil stated that she could put it on next month’s agenda so they can discuss it, do the public
437 hearing and vote on it.

438

439 **f. Distribution of “New Hampshire Planning and Land Use Regulation 2025/26**
440 **handbook” and “BEA Planning Board Handbook for Local Officials, 2025**
441 **update”.**

442

442 Chair O’Neil asked if everyone received it. Mr. Sleeper stated he did not have the BEA Planning
443 Board Handbook. Ms. McClain stated it was in his binder. Chair O’Neil stated that they voted

444 on this a few months ago. Ms. McClain stated that they get a copy of that every year. It gets
445 updated every year. She stated they have not received the blue book since they have been into
446 the Lakes Region Planning Commission. She stated that it has enabled a very cost-effective
447 acquisition of the books.

448

449 **3. Correspondence for the Board's review/discussion/action:**

450 **4. Correspondence for the Board's information:**

451 **5. Correspondence for the Board's information on State Permit Applications:**

452

453 Chair O'Neil asked if there were any comments from the public. There were none. He closed
454 the public input.

455

456 **Mr. Brown MOTIONS to ADJOURN the meeting. Mr. Diveny SECONDS.**

457 **Chair O'Neil asked the board for a vote. Board voted UNANIMOUSLY.**

458

459 **ADJOURNMENT**

460 Planning Board Chair, Bill O'Neil

461

462

463 The meeting was adjourned at 7:04 PM.

464 Respectfully Submitted,

465 Sandra Monaco, Recording Secretary

466

467 * If there is foul weather or lack of a quorum, the Public Hearing on applications will be
468 continued to Tuesday, May 19, 2026, at the Alton Town Hall starting at 6:00 P.M.