

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Tuesday, January 16, 2024, at 6:00 P.M.
Alton Town Hall**

MEMBERS PRESENTs

Andrew Carter, Chair
William O’Neil, Clerk
Scott Williams, Member
Lee Hillsgrove, Member
Christine O’Brien, Alternate Member
Nick Buonopane, Board of Selectmen’s Representative

OTHERS PRESENT

Jessica Call, Town Planner
Matthew Bombaci, P.E., Bohler Engineering
Steve Oles, Norway Plains Associates
David Hussey, applicant
Chris Nadeau, Nobis Group
Dave Fuller

CALL TO ORDER

Chair Carter called the meeting to order at 6:00 PM.

Introductions were made of the Board members.

Chair Carter asked Ms. O’Brien to sit on the Board in Mr. Brown’s absence.

AGENDA REVIEW

Ms. Call added an update for Green Oak Realty Development Gravel Pit; a discussion regarding Dana Hough’s offer to do some construction observations; request for extension for Lacroix subdivision.

MOTION: To approve the agenda as amended. Motion by Mr. Williams. Second by Mr. Hillsgrove. Motion passed unanimously.

1. Continued from November 21, 2023 - Completeness Review of Application and Public Hearing if Application is Accepted as Complete

Case #P23-25 Nitaya Saetueang & Phanlop CherChid, Applicants & Agents for Right Field Development, LLC, c/o Richard D'Angelo, Owner	Map 8 Lot 45 NH Route 28N/ 166 Wolfeboro Highway	Minor Site Plan Residential Commercial Zone (RC)
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Proposal: To operate a food trailer (year-round) on the property to include some picnic tables.

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Continued to February 20, 2024.

2. Completeness Review of Application and Public Hearing if Application is Accepted as Complete

Case #P24-01 Bohler Engineering, Agent for Aubuchon Realty Company, Inc., Owner	Map 26 Lot 9 & Map 27 Lot 1 7 & 17 Main St.	Design Review-Maj. Site Plan Residential/Commercial Zone (RC)
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Proposal: To demolish existing building and construct a hard pack gravel area for greenhouse, storage, and additional parking on Lot 1.

Chair Carter read the public notice into the record. Ms. Call clarified the public notice should have indicated this is a Design Review. She stated an email was received from an abutter and added to the files; she confirmed all required items were submitted for the application.

Matthew Bombaci, Bohler Engineering, representative for the applicant, W.E. Aubuchon Hardware, stated there is currently a warehouse and store on the site along with a septic system and water; boundary and topographic surveys have been done; there is also a wetland boundary as determined by a wetlands scientist. He stated Aubuchon has purchased an abutting lot that has an existing house, and they are hoping to provide additional storage area and parking area. With those improvements, it was recommended to make other improvements on the site including lighting for the new and old parking areas. Mr. Bombaci stated new ADA compliant spaces will be added; the parking area will be restriped; the storage area will gravel at this point. Mr. Bombaci outlined the proposed infiltration system on the site; he confirmed an application has been made to the State of New Hampshire DES for a Shoreline Permit. The impervious calculations took into consideration the possibility of additional pavement area in the future.

Chair Carter noted the lot is in an aquifer protection area; he stated he is concerned about fertilizers and chemicals in the area and asked if there will be any protections in place to protect the aquifer from leaching of the chemicals into the aquifer. Mr. Bombaci stated there will be a stormwater system and NH DES will also have requirements for the Shoreline Permit.

Chair Carter noted the lines for the electrical need to be included on the plans; he noted there is no clear delineation of the edges of the existing gravel and pavement on the existing conditions plan. He stated he is also concerned about the usage of water by the greenhouses and suggested they review the plans with the Water Department. Mr. Williams suggested the option of a dug well for added water usage.

Mr. Williams asked if the curb cut would be closed on the lot with the house on it. Mr. Bombaci stated they are still working on the plans for that but they may want access for trucks. Mr. Williams noted if they intend to use it, a permit will be needed from the New Hampshire Department of Transportation due to the change in use.

Chair Carter noted the Fire Department requested that if the house is demolished, they would like the opportunity to do some training.

83 Mr. Hillsgrove asked if the problem between the cemetery and the original owner of the house
84 has been resolved. Mr. Williams stated the lot doesn't go that far.

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86 Ms. Call stated areas for snow storage need to be depicted on the plans; she noted there was no
87 indication whether there would be any excavation. Mr. Bombaci stated there may be some to
88 level the hill area for the parking lot.

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90 Ms. Call stated she is waiting for escrow funds to be submitted before the plans are reviewed by
91 the Town Engineer.

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Case #P24-02 Norway Plains Associates, Inc., Agent for Marc & Cynthia Dame Revocable Trust, Owner	Map 27 Lot 50 54 Main Street	Final Minor Subdivision Residential/Commercial Zone (RC)
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93 *Proposal: To subdivide 3.38AC into two lots, 2.02AC and 1.36AC.*

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95 Chair Carter read the public notice into the record. The Board reviewed the application for
96 completeness. Ms. Call confirmed all submission requirements were met.

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98 **MOTION: To accept the application for Case #24-02 as complete. Motion by Chair Carter.**
99 **Second by Mr. Buonopane. Motion passed unanimously.**

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101 Chair Carter opened the public hearing.

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103 Steve Oles, Norway Plains Associates, representative for the applicants, stated the subdivision is
104 simple and explained the applicants want to subdivide a 3.38 acre lot into two lots; plans
105 showing the proposed lots lines were reviewed. Mr. Oles confirmed the 75 foot wetland buffers
106 are bet with both lots. The proposed driveway locations are not on the plans presented but will be
107 included with the final plans for approval.

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109 Chair Carter noted the Highway Department has concerns about a right-of-way for Map 27, Lot
110 50. The Board reviewed the maps. Ms. Call stated she researched the deeds with the Belknap
111 County Registry of Deeds and was unable to find anything regarding the right-of-way. Mr. Dame
112 presented a copy of the deed showing the right-of-way. It was confirmed test pit data is included
113 with the application. Chair Carter noted there is no indication if this lot is within the shoreline
114 protection overlay district. Mr. Oles stated it is not; the entire lot is within the aquifer protection
115 overlay. Mr. Williams noted the driveway will be under the jurisdiction of NH DOT and asked if
116 they have applied for a driveway permit. Mr. Oles replied that they have not.

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118 The Board reviewed a waiver request for Section 8, F.2 from lot ratios. Mr. Williams noted most
119 of the land is at the back of the lot and this could not be met.

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121 **MOTION: To grant the waiver request for Section 8, F.2. Motion by Mr. Williams. Second**
122 **by Mr. O'Neil. Motion passed unanimously.**

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124 Chair Carter opened the hearing to input from the public. None was indicated. Chair Carter
125 closed the public hearing.

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127 Ms. Call asked Mr. Oles to make the right-of-way clearer on the plans.

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129 **MOTION: To approve the two lot subdivision as presented for Case#24-02, subject to**
130 **obtaining driveway permit from the State of New Hampshire Department of**
131 **Transportation; monumentation to be installed on the dividing line and all conditions**
132 **precedent and subsequent with 24 months for active and substantial development. Motion**
133 **by Mr. Williams. Second by Mr. O’Neil. Motion passed unanimously.**

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Case #P24-03 Correlate Inc., Applicant, Nobis Group, Agent for David R. Hussey 2007 Rev. Trust, Owner	Map 5 Lot 72-7 356 Suncook Valley Road	Design Review-Maj. Site Plan Rural Zone (RU)
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135 *Proposal: To install a Utility Scale Solar Energy System/Solar Farm on 22 acres in 2 (two)*
136 *separate sections.*

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138 Chair Carter read the public notice into the record.

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140 Chris Nadeau, Nobis Group, representative for the applicant, outlined the differences between
141 this plan and the plans previously presented to the Board; he stated it is smaller and about 2/3 the
142 size. In 2019 a 3 megawatt solar ray was approved and the current plan but the plan will be 2
143 megawatts and will use about 22 acres of the 100 acre lot. Mr. Nadeau stated the arrays will be
144 behind the barn and the house. He stated there will be separate inverters and interconnections/
145 between the systems. Mr. Nadeau stated poles are required from the road to the array to provide
146 an option for disconnecting and shutting off the power if need be. There will be an access road
147 up the driveway to access the two arrays; both arrays will be surrounded by an 8 foot agriculture
148 fence that is set a few inches off the ground for all small wildlife to get through. Mr. Nadeau
149 stated it will be about 5,000 panels total between the two arrays.

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151 Mr. Hussey explained they lost funding during Covid so that is why they are making another
152 proposal.

153

154 Mr. Nadeau stated an Alteration of Terrain permit will be required from the State of NH DES;
155 there will be catch basins and infiltration systems. They will also be applying for a driveway
156 permit from NH DOT as the previous one expired. Approval from the Zoning Board of
157 Adjustment was granted in November 2023. The plan is to have the construction complete and
158 system operational by summer of 2025. Mr. Williams suggested they work with the Fire
159 Department to cover safety procedures.

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161 Mr. Hussey explained there is a range way that is a right-of-way at the back of the property that
162 he and the other property owner use; there is also a land-locked lot in the back.

163

164 Ms. Call asked if a decommissioning plan had been prepared. Mr. Nadeau stated the previously
165 approved project has a plan and they will be putting that together for the final application.

166 Ms. Call stated there was question if the Conservation Commission should receive notification of
167 this application as an abutter; she clarified the only time that the Conservation Commission
168 would have been a legal abutter is when it applies to the excavation pit which is on the other side
169 of this property, so the Commission is not an official abutter for this application. Chair Carter
170 noted there are wetlands on the site so opinions and insights could be provided regarding those.
171

172 **OLD BUSINESS:**

173 a. ***Case #P07-07 & P10-34: Request for Final Road Approval from Dave Fuller re:***
174 ***Dobbins Brook Subdivision/Dobbins Way***

175 The Board reviewed the memorandum from KV Partners dated December 5, 2023, in follow-up
176 to a site visit on December 2. Ms. Call stated she attended the site visit, and it was suggested they
177 revisit the site in the spring to see if additional action is needed. A maintenance bond
178 recommendation was provided by KV Partners. Ms. Call confirmed the bond has been submitted.
179

180 **MOTION: On Case #P07-07 and #P10-24 to release the bond and accept the maintenance**
181 **bond as described by KV Partners for the final road approval. Motion by Mr. Williams.**
182 **Second by Chair Carter. Motion passed unanimously.**
183

184 b. ***Review and approve revised justification and rationale verbiage for 2023-2024***
185 ***Proposed Zoning Amendments*** – The Board reviewed and discussed wording edits to
186 the proposed amendments. Ms. Call stated the language was suggested by Tara
187 Bamford and it has been reviewed by Town Counsel.
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189 **MOTION: To accept the proposed Zoning Amendments language changes as presented at**
190 **this meeting. Motion by Chair Carter. Second by Mr. Buonopane. Motion passed**
191 **unanimously.**
192

193 c. ***Breakdown of invoices paid to Tara Bamford, Zoning Consultant, from 2022***
194 ***Warrant Article #31***

195 The Board reviewed the invoice breakdown for the zoning consultant services; it was noted there
196 are remaining from the warrant article. Ms. Call will confirm the length of time the funds can be
197 held.
198

199 d. ***Discussion re: former Town Engineer, Dana Huff, P.E.***

200 Ms. Call stated at the December meeting, Dana Huff offered his time and services for a couple
201 projects; she wants to ensure how that is going to take place as Mr. Huff has retired from Ty and
202 Bond; she stated Town Counsel thanked Mr. Huff for his offer but due to insurance and liability
203 issues, it can't be accepted; the two projects he was working on will be picked up by another
204 engineer, within the same firm.
205

206 e. ***Letter received on January 9, 2024, from Paul Zuzgo, LLS, agent for the Lacroix's,***
207 ***re: extension request for Case #P23-03, Final Minor Subdivision***

208 The Board reviewed and discussed the letter. Ms. Call noted an extension can be granted for up
209 to six months.
210

211 **MOTION: To extend the application for the conditions for Daniel Lacroix, Case #P23-03.**
212 **Motion by Mr. Buonopane. Second by Mr. Williams. Motion passed unanimously.**

213
214 **NEW BUSINESS**

215 ***Case #P24-04: Building Permit Permission Request/STR for Private Road, Shawn & Katelin***
216 ***Moran, Map 40 Lot 6, 15 Wentworth Way, Lakeshore Residential Zone (LR)***

217 Ms. Call stated the case will need to be continued as Department Head reviews are missing. She
218 stated it is tied to a short-term rental permit and the Town is still working on the processes.

219
220 **APPROVAL OF MINUTES**

221 Meeting of December 19, 2023 – Edits were made. **MOTION: To approve the minutes as**
222 **amended. Motion by Mr. Buonopane. Second by Mr. Williams. Motion passed**
223 **unanimously.**

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

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227 Ms. Call distributed an update regarding the Green Oaks Realty Development gravel pit.

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229 **4. Correspondence for the Board's information: None.**

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231 **ADJOURN**

232 **MOTION: To adjourn the meeting. Motion by Mr. O'Neil. Second by Mr. Hillsgrove.**
233 **Motion passed unanimously.**

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235 The meeting was adjourned at 7:30 PM.

236
237 Respectfully Submitted,

238 *Jennifer Riel*

239 Jennifer Riel, Recording Secretary