

**TOWN OF ALTON PLANNING BOARD
PUBLIC MEETING**

Tuesday, February 18, 2025, at 6:00 PM

Alton Town Hall, 1 Monument Square, Alton, NH 03809

MEMBERS PRESENT

William O'Neil, Chair
Doug Brown, Member
Tom Diveny, Member
Roger Sample, Member
Christine O'Brien, Alternate
Nick Buonopane, Board of Selectmen's Representative

OTHERS PRESENT

Jessie MacArthur, Town Planner
John Cronin, Esq.
Richard Lane
Robin Lane

CALL TO ORDER

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

Introductions were made of the Board members. Chair O'Neil appointed Ms. O'Brien to sit on the Board for this meeting.

AGENDA REVIEW

Ms. MacArthur stated Case P25-04 has been withdrawn by the applicant; Case P25-03 has been continued to March 18; Case 25-06 has been continued to April 15 as the applicant needs to return to the Zoning Board of Adjustment with revised plans before presenting those plans to the Planning Board. She confirmed abutters will be notified for that case.

MOTION: To approve the agenda as amended. Motion by Mr. Buonopane. Second by Mr. Mr. Diveny. Motion passed unanimously.

• Continued Application and Public Hearing

Case #P25-01 Wilcox & Barton, Samyn- D'Elia Architects & Cronin, Bisson & Zalinsky, P.C., Agents for The Lakes Hospitality Group, Jeremy Martin, Signatory	Map 16 Lots 18 & 20 00 Cherry Valley Road	Final Major Subdivision Rural Zone (RU)
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Proposal: To consolidate the two (2) parcels and then subdivide the parent lot into nineteen (19) residential lots.

Chair O'Neil read the public hearing notice into the record. He stated advice was requested and a response was received from legal counsel; it was advised to go into nonpublic session to review the response.

MOTION: To enter nonpublic session pursuant to RSA 91-A:3 , (l) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present. Motion by Chair O'Neil. Second by Mr. Diveny. Roll Call: Mr. Sample-no; Mr. Brown-yes; Mr. Diveny-yes; Ms. O'Brien-yes; Mr. Buonopane-yes; Chair O'Neil-yes. Motion passed 5-1-0.

The Board entered nonpublic session at 6:10 PM.

MOTION: To close nonpublic and return to the public session. Motion by Chair O'Neil. Second by Mr. Diveny. Motion passed unanimously.

The Board reentered public session at 6:20 PM.

Chair O'Neil stated while in nonpublic session, the Board reviewed the advice from Town Counsel regarding the legality of issues with this case.

MOTION: To release the client attorney privilege to make the advice public information. Motion by Chair O'Neil. Second by Mr. Brown. Motion passed unanimously.

Chair O'Neil read the legal response aloud for public information; in summary, Town Counsel advised the Board can move forward with the review of the merits of the application for the subdivision application and does not agree with Mr. Casale's objections and interpretation of the ordinances.

MOTION: That the lots in question for the proposed subdivision are in compliance with the Town's Zoning Ordinance E and D despite objections raised by Mr. Casale. Motion by Chair O'Neil. Second by Mr. Diveny. Motion passed unanimously.

The Board discussed scheduling a site walk as well as obtaining drone footage of the property. Chair O'Neil suggested continuing the case until these have been completed.

John Cronin, Esq., representative for the applicant, stated they have drone footage and will provide that to the Board for their review and agreed to continue the hearing.

Ms. MacArthur stated they will also be looking to get a final report from the Town Engineer.

Chair O'Neil stated the public input portion of the hearing was closed at the last meeting; a motion will be needed to reopen.

MOTION: To reopen public input. Motion by Mr. Sample. Second by Mr. Buonopane. Motion passed unanimously.

84 Ms. ????, resident of Gilford, asked if the advice from legal counsel means all the lots on the
85 plan are now considered build-able. Chair O'Neil confirmed that is correct.

86
87 Chair O'Neil closed the public input.

88
89 Mr. Cronin confirmed they consent to a continuance and will submit the drone footage.

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91 Chair O'Neil stated the public hearing would be continued to March 18, 2025.

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Case #P25-04 Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust and Nancy Bell, Owners	Map 49 Lots 32 & 32-1 20 Boat Cove Road and 21 Bell Road	Lot Line Adjustment Lakeshore Residential Zone (LR)
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93 Proposal: To adjust lot lines for two (2) lots of record, with Map 49 Lot 32 adjusted from .27AC
94 to .46AC, and Lot 32-1 adjusted from 1.29AC to 1.09AC.

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96 **WITHDRAWN BY APPLICANT**

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Case #P25-05 RJ Revocable Trust, Richard Lane, Trustee and Robin Lane, Owner	Map 6 Lots 16-3, 16-4 & 16-5 653, 651 & 637 Suncook Valley Road	Lot Line Adjustment Rural Zone (RU)
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98 Proposal: To adjust lot lines for three (3) lots of record, with Map 6 Lot 16-3 adjusted from
99 6.51AC to 8.97AC, Lot 16-4 adjusted from 6.91AC to 2AC and Lot 16-5 adjusted from 7.34AC
100 to 9.79AC.

101

102 Chair O'Neil read the public hearing notice into the record. The Board reviewed the application
103 for completeness as well as the waiver requests.

104

105 **MOTION: To approve the request for a waivers for Sections 7.F.g and 7.F.h and 7.F.i.**

106 **Motion by Chair O'Neil. Second by Mr. Diveny. Motion passed unanimously.**

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108 **MOTION: To accept the application as complete. Motion by Chair O'Neil. Second by Mr.**

109 **Diveny. Motion passed unanimously.**

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111 Mr. Lane stated he is looking to sell a 2 acre lot with a house on it, and wants to ensure it meets
112 the ordinances; he explained the lot being sold will be reduced and the other two lots will be
113 enlarged; he stated there is a tote road on one of the lots and he wants to be sure he retains
114 access. He confirmed the lots have been surveyed. Mr. Lane confirmed there won't be any
115 further development.

116

117 Ms. MacArthur stated its unclear if there are mortgages on any of the proprieties. Ms. Lane
118 confirmed there is a mortgage on her lot but not the ones owned by Mr. Lane. Titles will be
119 obtained as a condition of approval.

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

MOTION: To approve the lot line adjustments for Case 25-05 with conditions precedent and subsequent. Motion by Chair O'Neil. Second by Mr. Diveny. Motion passed unanimously.

1. Design Review

Case #P25-03 Changing Seasons Engineering, Stephanie Richard, Agent for Richard Lundy, Owner	Map 15 Lot 9-3-1 Miramichie Hill Road	Major Site Plan/Design Review Residential Rural Zone (RR)
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Proposal: To construct a contractor yard including garage, parking/storage areas and associated utilities.

CONTINUED UNTIL MARCH 18th PER APPLICANT

Case #P25-06 TF Moran, Inc., Agent for Treasure Coast SPE, LLC, Owner	Map 4 Lot 13 Frank C Gilman Highway	Major Site Plan/Design Review Rural Zone (RU)
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Proposal: To construct a 39 unit Manufactured Home Park to include 1 site area for a Single Family Dwelling.

CONTINUED UNTIL APRIL 15, 2025 PER APPLICANT

Other Business

2. Old Business:

a. Committee updates: None.

3. New Business:

4. Approval of Minutes: Meeting minutes of January 21, 2025 – No edits were made.

MOTION: To approve the minutes as presented. Motion by Mr. Buonopane. Second by Mr. Diveny. Motion passed unanimously.

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

6. Correspondence for the Board's information: None.

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

ADJOURN

MOTION: To adjourn the meeting. Motion by Chair O'Neil. Second by Mr. Buonopane. Motion passed unanimously.

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158 The meeting was adjourned at 6:50 PM.

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160 Respectfully Submitted,

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162 Jennifer Riel, Recording Secretary