

**TOWN OF ALTON
ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING MEETING
Thursday, March 6, 2025, at 6:00 PM
Alton Town Hall**

MEMBERS PRESENT

Mark Manning, Chair
Tom Lee, Vice Chair
Tim Morgan, Member
Joe Mankus, Alternate Member
Paul LaRochelle, Selectman's Representative

OTHERS PRESENT

Norma Ditri, Code Enforcement Officer
Jonathon Tymann, Alton Bay Christian Conference Center
Kathy Furman
Jeffrey Green, representative for applicant
Andrea Murray
Martha Trepanier
Dave Parella, Alton Bay Christian Conference Center

CALL TO ORDER

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

INTRODUCTION OF BOARD MEMBERS

Roll Call was taken for the Board members and individuals present at Town Hall.

APPOINTMENT OF ALTERNATES

No alternates present.

APPROVAL OF AGENDA

Ms. Ditri stated some cases have been continued and withdrawn.

Ms. Ditri stated Town Counsel has advised Cases 24-44 and 24-47 be continued to April as these are beyond the allowed number of continuances per the ZBA bi-laws; the applicant requested a continuance to May. It will be the decision of the Board whether further continuances are allowed. It was noted the last public notice was in October and have been continued each month. Mr. Morgan stated it would be difficult for members of the public to follow so many continuances. Mr. Lee stated the last continuance was due to outstanding driveway applicant issues with NH DOT.

MOTION: To deny the request for a continuance for Case 24-44 and require the applicant to submit a new application. Motion by Mr. Morgan. Second by Mr. Lee. Motion passed unanimously.

MOTION: To deny the request for a continuance for Case 24-47 and require the applicant to submit a new application. Motion by Mr. Morgan. Second by Mr. Lee. Motion passed unanimously.

Chair Manning stated the time period for a continuance of Cases 21-22, 21-23, 21-24 has run out per Town Counsel; a motion is needed to withdraw or deny the request for an extension on something that has already expired. Ms. Ditri stated a new application has been submitted and are now cases 25-09, 25-10, and 25-11.

MOTION: To deny the request for extensions for Case 21-22, 21-23, and 21-24 for the Alton Bay Christian Conference Center due to time lapse and the Board is not allowed to extend the case further than it has been. Motion by Mr. LaRochelle. Second by Mr. Morgan.

MOTION: To approve the agenda as amended. Motion by Mr. Lee. Second by Mr. Mankus. Motion passed unanimously.

STATEMENT OF THE APPEAL PROCESS

The purpose of this hearing is to allow anyone concerned with an Appeal to the Zoning Board of Adjustment to present evidence for or against the Appeal. This evidence may be in the form of an opinion rather than an established fact, however, it should support the grounds that the Board must consider when making a determination. The purpose of the hearing is not to gauge the sentiment of the public or to hear personal reasons why individuals are for or against an appeal, but all facts and opinions based on reasonable assumptions will be considered. In the case of an appeal for a Variance, the Board must determine facts bearing upon the five criteria as set forth in the State's Statutes. For a Special Exception, the Board must ascertain whether each of the standards set forth in the Zoning Ordinance have been or will be met.

1. CONTINUED APPLICATIONS

Case #Z24-44 Christopher Drescher Esq., Agent for Robert Flannery & Alton Pittsburg, LLC., Applicant and Owner	Map 31 Lot 35 208 Main Street	Administrative Appeal Residential Commercial Zone (RC)
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An Administrative Appeal is requested in reference to a Notice of Violation from the Code Official alleging unlawful storage of vehicles.

CONTINUANCE DENIED.

Case #Z24-47 Christopher Drescher Esq., Agent for Robert Flannery & Alton Pittsburg, LLC., Applicant and Owner	Map 31 Lot 35 208 Main Street	Special Exception Residential Commercial Zone (RC)
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A Special Exception is requested for Article 401.D.17 for a Contractor's Yard.

CONTINUANCE DENIED.

85 2. NEW APPLICATIONS

Case #Z25-04 Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust, Owner	Map 49 Lot 32 20 Boat Cove Road	Variance Lakeshore Residential Zone (LR)
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86 A **Variance** is requested for Article 400 Section 412.A for creating a new non-conforming lot
87 less than the required 30,000SF.

88

89

90

WITHDRAWN BY APPLICANT

Case #Z25-05 Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust, Owner	Map 49 Lot 32 20 Boat Cove Road	Variance Lakeshore Residential Zone (LR)
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91 A **Variance** is requested for Article 400 Section 412.B.1.b to permit a new lot with less than the
92 required shorefront of 150’.

93

94

WITHDRAWN BY APPLICANT

Case #Z25-06 Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust, Owner	Map 49 Lot 32 20 Boat Cove Road	Variance Lakeshore Residential Zone (LR)
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95 A **Variance** is requested for Article 400 Section 412.B.1.d to permit a new lot with less than the
96 required 50’ of road frontage.

97

98

WITHDRAWN BY APPLICANT

Case #Z25-07 Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust, Owner	Map 49 Lot 32 20 Boat Cove Road	Variance Lakeshore Residential Zone (LR)
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99 A **Variance** is requested for Article 400 Section 412.F to permit an existing building on a lot that
100 is under the minimum 22,500 SF required.

101

102

WITHDRAWN BY APPLICANT

Case #Z25-08 Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust, Owner	Map 49 Lot 32 20 Boat Cove Road	Equitable Waiver Lakeshore Residential Zone (LR)
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103 An **Equitable Waiver** is requested for Article 300 Section 327.A.1 for an existing building
104 within the 50’ shoreland set back.

105

106

WITHDRAWN BY APPLICANT

Case #Z25-09 David Parella, Agent for Alton Bay Christian Conference Center, Jonathon Tyman, Ex. Director	Map 34 Lot 33 Beacon Avenue	Special Exception Residential Zone (R)
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107 A **Special Exception** is requested for Article 300 Section 320.D.3 to permit the construction of 1
108 new cottage.

109

110 Chair Manning read the public notice into the record. The Board reviewed the application for
111 completeness.

112

113 **MOTION: To accept the application for Case Z25-09 as complete. Motion by Mr. Lee.**
114 **Second by Mr. LaRochelle. Motion passed unanimously.**

115

116 Mr. Parella stated they are looking to build three cottages on the property that have already been
117 planned for in the 2021 Zoning Board applications. He stated cottage owners are waiting to
118 submit architectural prints to the Code Enforcement until after the approvals have been obtained.

119

120 Mr. LaRochelle asked if there have been any changes to the applications since submitted in 2021.
121 Mr. Parella stated the plans have not changed but the lot owners have changed; he stated the
122 maximum foot prints and space have been retained

123

124 Ms. Ditri stated she adjusted the wording for the application in her staff review; it is to Section
125 320.D to permit the expansion of a non-conforming use in order to construct three new single
126 family dwellings; there is no definition for cottages.

127

128 Mr. Lee noted these applications have been previously reviewed, cases heard, and approved;
129 these cases are to allow the same approvals going forward.

130

131 Chair Manning opened the hearing to input from the public. None was indicated.

132

133 Chair Manning closed the hearing to input from the public.

134

135 Mr. Mankus asked about the sewer system. Mr. Parella stated the entire sewer system was
136 updated about five years ago; it is a shared system that was built to support the entire grounds,
137 including these three additional cottages. The new system is currently in use. The entire grounds
138 are on town water; a new main will be put in this year to service the additional cottages.

139

140 The Board worked through the Special Exception worksheet.

141

142 **Discussion – Case #Z25-09**

143 *The Board must find that all the following conditions are met in order to grant the Special*
144 *Exception:*

145 Mr. Lee stated that a plat/plan has been submitted in accordance with the appropriate criteria in
146 the Zoning Ordinance, Article 520.B. The Board agreed.

147 Mr. Morgan stated the specific site is an appropriate location for the use. He stated it will be a
148 single family dwelling. The Board agreed.

149 Mr. LaRochelle stated that actual evidence is not found that the property values in the district
150 will be reduced due to incompatible land uses. No factual evidence was submitted to indicate
151 values would be diminished. Mr. LaRochelle stated this is a unique property and single family
152 dwellings have been built on the property for over 100 years. The Board agreed.

153 Mr. Mankus stated there is no valid objection from abutters based on demonstrable fact. The
154 Board agreed.

155 Chair Manning stated there is no undue nuisance or serious hazard to pedestrian or vehicular

156 traffic, including the location and design of access-ways and off-street parking. The Board
157 agreed.

158 Mr. Lee stated adequate and appropriate facilities and utilities will be provided to ensure the
159 proper operation of the proposed use or structure. The Board agreed.

160 Mr. Morgan stated there is adequate area for safe and sanitary sewage disposal and water supply.
161 He stated the sewage system was updated in the last five years and the water system will be
162 upgraded this summer. The Board agreed.

163 Mr. LaRochelle stated the proposed use or structure is consistent with the spirit of this ordinance
164 and the intent of the Master Plan. He stated the ordinances will be followed to the best of their
165 ability. The Board agreed.

166 **MOTION: To grant the request for a Special Exception for Case #Z25-09. Motion by Mr.**
167 **Lee. Second by Mr. LaRochelle. Motion passed unanimously.**

168

Case #Z25-10 David Parella, Agent for Alton Bay Christian Conference Center, Jonathon Tyman, Ex. Director	Map 34 Lot 33 Beacon Avenue	Special Exception Residential Zone (R)
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169 **A Special Exception** is requested for Article 300 Section 320.D.3 to permit the construction of 1
170 new cottage.

171

172 Chair Manning read the public notice into the record. The Board reviewed the application for
173 completeness.

174

175 **MOTION: To accept the application for Case Z25-10 as complete. Motion by Mr.**
176 **LaRochelle. Second by Mr. Mankus. Motion passed unanimously.**

177

178 Chair Manning opened the hearing to input from the public. None was indicated.

179

180 Chair Manning closed the hearing to input from the public.

181

182 The Board worked through the Special Exception worksheet.

183

184 **Discussion – Case #Z25-10**

185 *The Board must find that all the following conditions are met in order to grant the Special*
186 *Exception:*

187 Mr. Lee stated that a plat/plan has been submitted in accordance with the appropriate criteria in
188 the Zoning Ordinance, Article 520.B. The Board agreed.

189 Mr. Morgan stated the specific site is an appropriate location for the use. He stated the use is not
190 changing and has been the same for 100 years. The Board agreed.

191 Mr. LaRochelle stated that actual evidence is not found that the property values in the district
192 will be reduced due to incompatible land uses. No factual evidence was submitted to indicate
193 values would be diminished. The Board agreed.

194 Mr. Mankus stated there **is no** valid objection from abutters based on demonstrable fact. The
195 Board agreed.

196 Chair Manning stated there **is no** undue nuisance or serious hazard to pedestrian or vehicular
197 traffic, including the location and design of access-ways and off-street parking. The Board
198 agreed.

199 Mr. Lee stated adequate and appropriate facilities and utilities **will** be provided to ensure the
200 proper operation of the proposed use or structure. The Board agreed.

201 Mr. Morgan stated there **is** adequate area for safe and sanitary sewage disposal and water supply,
202 both of which have or will be upgraded. The Board agreed.

203 Mr. LaRochele stated the proposed use or structure **is** consistent with the spirit of this ordinance
204 and the intent of the Master Plan. The Board agreed.

205 **MOTION: To grant the request for a Special Exception for Case #Z25-10 to Article 300,**
206 **Section 320.D to permit the expansion nonconforming use in order to construct a new**
207 **single family dwelling. Motion by Mr. Morgan. Second by Mr. Lee. Motion passed**
208 **unanimously.**

209

Case #Z25-11 David Parella, Agent for Alton Bay Christian Conference Center, Jonathon Tyman, Ex. Director	Map 34 Lot 33 Beacon Avenue	Special Exception Residential Zone (R)
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210 **A Special Exception** is requested for Article 300 Section 320.D.3 to permit the construction of 1
211 new cottage.

212

213 Chair Manning read the public notice into the record. The Board reviewed the application for
214 completeness.

215

216 **MOTION: To accept the application for Case Z25-11 as complete. Motion by Mr.**
217 **LaRochele. Second by Mr. Morgan. Motion passed unanimously.**

218

219 Chair Manning opened the hearing to input from the public. None was indicated.

220

221 Chair Manning closed the hearing to input from the public.

222

223 The Board worked through the Special Exception worksheet.

224

225 **Discussion – Case #Z25-11**

226 *The Board must find that all the following conditions are met in order to grant the Special*
227 *Exception:*

228 Mr. Lee stated that a plat/plan **has** been submitted in accordance with the appropriate criteria in
229 the Zoning Ordinance, Article 520.B. The Board agreed.

230 Mr. Morgan stated the specific site **is** an appropriate location for the use. He stated the use is not
231 changing and has been the same for 100 years. The Board agreed.

232 Mr. LaRochelle stated that actual evidence **is not** found that the property values in the district
233 will be reduced due to incompatible land uses. No factual evidence was submitted to indicate
234 values would be diminished. The Board agreed.

235 Mr. Mankus stated there **is no** valid objection from abutters based on demonstrable fact. The
236 Board agreed.

237 Chair Manning stated there **is no** undue nuisance or serious hazard to pedestrian or vehicular
238 traffic, including the location and design of access-ways and off-street parking. The Board
239 agreed.

240 Mr. Lee stated adequate and appropriate facilities and utilities **will** be provided to ensure the
241 proper operation of the proposed use or structure. The Board agreed.

242 Mr. Morgan stated there **is** adequate area for safe and sanitary sewage disposal and water supply,
243 both of which have or will be upgraded. The Board agreed.

244 Mr. LaRochelle stated the proposed use or structure **is** consistent with the spirit of this ordinance
245 and the intent of the Master Plan. The Board agreed.

246 **MOTION: To grant the request for a Special Exception for Case #Z25-11 to Article 300,**
247 **Section 320.D to permit the expansion nonconforming use in order to construct a new**
248 **single family dwelling. Motion by Mr. Morgan. Second by Mr. Mankus. Motion passed**
249 **unanimously.**

250

Case #Z25-12 Changing Seasons Engineering, PLLC, Stephanie Richard, Agent for Richard Lundy, Owner	Map 15 Lot 9-3-1 Miramichie Hill Road	Special Exception Residential Rural Zone (RR)
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251 **A Special Exception** is requested for Article 400 Section 401.D.17 to permit a Contractor's
252 Yard.

253

254 **MOTION: To continue Case 25-12 to April 3, 2025 at the request of the applicant. Motion**
255 **by Mr. LaRochelle. Second by Mr. Mankus. Motion passed unanimously.**

256

257 CONTINUED UNTIL APRIL 3, 2025 PER APPLICANT

258

Case #Z25-13 Jeffrey Green, Agent for Bucky & Joey Holdings, LLC, Owner	Map 26 Lot 4 46 Suncook Valley Road	Special Exception Residential Commercial Zone (RC)
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259 **A Special Exception** is requested for Article 400 Section 401.D.7 to permit a Automotive and
260 Truck Motor Vehicle Washing Facility.

261

262 Chair Manning read the public notice into the record. The Board reviewed the application for
263 completeness.

264

265 **MOTION: To accept the application for Case Z25-13 as complete. Motion by Mr. Lee.**
266 **Second by Mr. LaRochelle. Motion passed unanimously.**

267 Jeffrey Green, land surveyor, representative for the applicant/owner of the property, stated the

property was previously owned and rented out as a used car dealer. A special exception was granted in 2017 for the used card dealership. He stated they now want to have an auto detailing business. Mr. Green stated the footprint and parking areas will not change; there are no changes to the previously approved site plan. Customers will be by appointment only with one or two cars on the lot at a time. The detail and wash area will be done within the building. Mr. Green stated there is existing drainage on site and it goes to the back; any excess water goes to a retention pond in the back of the property. He stated much of the washing will be done off site and the only water will be for rinsing off dust.

Chair Manning stated concerns were noted by the Conservation Commission and the Fire Department, suggesting that the septic system should be inspected by a qualified inspector prior to this use as the system will be expected to handle a large volume of fluids; they want to ensure there are safeguards for filtering contaminants. Mr. Green stated the cars will be arriving clean, and any rinse water runoff will be going in the direction opposite the Merrymeeting River area. The services will include hand waxing and detailing of the interior and exterior of the cars; there won't be major washing or chemicals being washed onto the ground. Mr. Green stated many of the cleaning supplies are dry and get vacuumed up. He stated he doesn't expect there to be any problem with the floor drains; the current tenant does mobile sand blasting and the rear equipment maintenance area is used strictly for storage. Any type of maintenance would be the installation of parts includes wipers, visors, pin-striping, etc.

Chair Manning opened the hearing to input from the public. None was indicated.

Chair Manning opened the hearing to input from the public.

Chair Manning closed the hearing to input from the public.

The Board worked through the Special Exception worksheet.

Discussion – Case #Z25-13

The Board must find that all the following conditions are met in order to grant the Special Exception:

Mr. Lee stated that a plat/plan **has** been submitted in accordance with the appropriate criteria in the Zoning Ordinance, Article 520.B. The Board agreed.

Mr. Morgan stated the specific site **is** an appropriate location for the use. He stated this building has been used for automotive purposes and this is another variation. The Board agreed.

Mr. LaRoche stated that actual evidence **is not** found that the property values in the district will be reduced due to incompatible land uses. He stated this use is similar to past uses and no factual evidence was submitted to indicate values would be diminished. The Board agreed.

Mr. Mankus stated there **is no** valid objection from abutters based on demonstrable fact. The Board agreed.

Chair Manning stated there **is no** undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access-ways and off-street parking. He stated the number of parking spaces will remain the same and the customers on the site at a time will be

312 limited. The Board agreed.

313 Mr. Lee stated adequate and appropriate facilities and utilities will be provided to ensure the
314 proper operation of the proposed use or structure. The Board agreed.

315 Mr. Morgan stated there is adequate area for safe and sanitary sewage disposal and water supply;
316 he stated the criteria is met but the new property owner should have the septic system inspected
317 as suggested by the Conservation Commission. The Board agreed.

318 Mr. LaRochelle stated the proposed use or structure is consistent with the spirit of this ordinance
319 and the intent of the Master Plan. He stated this is a similar type of business as has been done at
320 this property. The Board agreed.

321 **MOTION: To grant the request for a Special Exception for Case 25-13, Article 400 Section**
322 **401.D.7 to permit a Automotive and Truck Motor Vehicle Washing Facility, with the**
323 **condition that prior to commencing business, the septic system be inspected by a qualified**
324 **inspector as suggested by the Conservation Commission. Motion by Mr. Morgan. Second**
325 **by Mr. Mankus. Discussion:** Mr. LaRochelle suggested the condition be added that the vehicle
326 washing be done off-site and only clear water from rinsing.

327

328 **AMENDMENT TO MOTION: To grant the request for a Special Exception for Case 25-13,**
329 **Article 400 Section 401.D.7 to permit a Automotive and Truck Motor Vehicle Washing**
330 **Facility, limited solely to detailing and detailing add-ons; with the condition that prior to**
331 **commencing business, the septic system be inspected by a qualified inspector and the**
332 **inspector shall look at the runoff from the rinsing, as suggested by the Conservation**
333 **Commission. Motion by Mr. Morgan. Second by Mr. Mankus. Amendment passed**
334 **unanimously.**

335 **Amended motion passed unanimously.**

336

337 OTHER BUSINESS

338 **1. Previous Business:**

339 **a.** Board to re-address the application for extension of decision dated 10/23/2023 to
340 amend approval for: Case #Z21-22, Alton Bay Christian Conference Center,
341 Beacon Ave.

342 **b.** Board to re-address the application for extension of decision dated 10/23/2023 to
343 amend approval for: Case # Z21-23, Alton Bay Christian Conference Center,
344 Beacon Ave.

345 **c.** Board to re-address the application for extension of decision dated 10/23/2023 to
346 amend approval for: Case #Z21-24, Alton Bay Christian Conference Center,
347 Beacon Ave.

348

349 **2. New Business:** None.

350

351 **3. Approval of Minutes:** Meeting of January 2, 2025

352

353 Edits were made:

354 Line 156: changed to Mr. LaRochelle.

355 Line 164: changed to Mr. Lee.

356

357 **MOTION: To approve the minutes as amended. Motion by Mr. LaRochelle. Second by Mr.**
358 **Mankus. Motion passed unanimously.**

359

360 **4. Correspondence:** None.

361

362 **MOTION: To adjourn the meeting. Motion by Mr. Lee. Second by Mr. LaRochelle. Motion**
363 **passed unanimously.**

364

365 The meeting was adjourned at 7:10 PM.

366

367 Respectfully Submitted,

368

369 Jennifer Riel, Recording Secretary