

**Town of Alton  
Alton Planning Board**

**March 26, 2008**

**DRAFT  
Meeting Minutes**

**Members Present:** Bruce Holmes, Chair  
William Curtin, Selectmen's Representative  
Scott Williams  
Timothy Roy

**Others Present:** Sharon Penney, Town Planner  
Stacey Ames, Town Planning Assistant  
, Recorder  
Members of the Public

**I. CALL TO ORDER**

B. Holmes called the meeting to order at approximately 6:30PM.

**II. APPOINTMENT OF ALTERNATES**

There were no alternates to appoint.

**III. APPROVAL OF MINUTES**

Meeting minutes will be reviewed at the end of the meeting.

**IV. APPROVAL OF AGENDA**

S. William motioned to approve the agenda and W. Curtin seconded the motion. The motion passed by unanimous vote. (BH, WC, SW, TR)

**V. PUBLIC INPUT**

There was no public input.

## VI. APPLICATIONS FOR PUBLIC HEARING

### **CASE# P08-12, Map 21; Lots 12 & 12-3 (Boundary Line Adjustment) Bonnie Dunbar Trust – Robert Cove Road**

This case is an application for a boundary line adjustment. The application was submitted by Steven J. Smith of Steven J. Smith & Associates, Inc. on behalf of applicant Bonnie Dunbar Trust to change the boundary that will add 0.72 acres of land and 122' of lake frontage to the smaller lot 21-12-3.

Michael Beamus of Steven J. Smith & Associates, Inc. spoke about the application. He explained that these two properties are owned by the same trust. Lot 12 is currently 14.8 acres and lot 12-3 has a dwelling on it with a septic system and is just under three-quarters of an acre. He presented a copy of the plan to the Board showing the two lots. He stated this proposal would not create a new lot. He stated they had requested three waivers: wetlands mapping, soils, and elevations. He stated they requested these waivers because the lots were already developed.

The Board reviewed the plans presented. S. Penney felt the request was pretty straight forward but that she had some questions for later in the discussion. W. Curtin asked if there were any wetlands and M. Beamus responded they had not mapped any wetlands but there was a small pond. There was a question about what the area was zoned for and S. Penney responded that it is zoned for lakeside-residential. There was brief discussion about the map and S. Penney explained where the septic was shown on the map and the "beach house" or gazebo (non-dwelling) structure was located.

#### **MOTION:**

**S. Williams motioned to accept the application with the requested waivers being: 7.2.24 – Soils; 7.2.27 – Elevations; and 7.2.33 Wetlands and T. Roy seconded the motion. The motion passed by unanimous vote. (BH, WC, SW, TR)**

B. Holmes opened the meeting to public input. There were no comments from the public.

S. Penney reported she had received several calls from abutters and asked if the existing easement would remain in place. M. Beamus confirmed that the existing easement would remain and noted where they easements were located. He stated this proposal will not affect any of this and spoke about a property to the east of this that was in a court case, and reported the easement would stay the same.

There were no other questions or comments from the Board.

#### **MOTION:**

**S. Williams motioned for Case # P08-12, Map 21; Lot 12 & 12-3 to be approved as amended and T. Roy seconded the motion. The motion passed by unanimous vote. (BH, WC, SW, TR)**

**CASE #P08-14; Map 38; Lot 22 (Site Plan)  
Andrew Kierstead – 319 Mount Major Highway**

Andrew Kierstead, Andrew's Marine Service, presented a proposed boat storage facility. A Special Exception was been granted by the Alton Zoning Board of Adjustment on June 9, 2007. This parcel of land is located in the rural zone. A. Kierstead, his wife, and Thomas Varney were present to discuss the proposed site plan.

There was a question from a Board member if there was a surveyor's stamp on any of the plans presented. S. Penney responded that there was not a surveyor's stamp on the plans and that was an issue with another case that was going on at the time. She noted that this property had been owned by the NH Department of Transportation. She reported that the town attorney would be looking into the particulars of this (the need for a surveyor's stamp on plans) on Friday.

S. Williams spoke about the narrative report from the Alton Fire Chief, which had requested access around the back of the proposed building.

T. Roy asked if there was going to be any outside water. Mrs. Kierstead responded that there would be a faucet outside but that was more for watering the trees. There will be seasonal town water available at the site.

W. Curtin felt he should call the attorney to ask about the surveyor's seal on the plans.

The Board recessed at 7:05PM and returned at 7:35PM.

S. Penney noted that the Board meeting with the attorney was one of the six reasons they could meet privately.

B. Holmes reported that it was the consensus of the Board that they could not accept the waiver at this point but they would be willing to continue the case at the next meeting. S. Penney stated they would continue the request but there needed to be the certification of a surveyor required. Mrs. Kierstead asked if they could dialogue about this issue. B. Holmes stated that any questions the Kiersteads had should be directed to S. Penney. T. Varney asked if the Board wanted a surveyor's stamp on the plan because they were asking for a waiver. S. Penney responded that they needed the surveyor's stamp to substantiate the plan. T. Varney asked if engineers were not allowed to do site plans any more. S. Penney responded that it seemed that was the way things were developing. There was discussion about a similar case that also involves T. Varney and the issue of a certified survey. S. Penney noted that the certification should be there to protect the abutters. T. Varney asked if the Board didn't want him doing that type of work. S. Penney responded that she was counseled by the attorney to ask for a certified surveyor's stamp on the plans. B. Holmes stated that an engineer's stamp didn't meet the criteria of a certified surveyor's stamp. S. Penney spoke about the 1940 survey and noted that the certification at that time was somewhat lax. Mrs. Kierstead noted she had been in touch with NH DOT to certify the 1940 survey but that no one would certify it. It was felt that this was a pretty straight-forward survey. A. Kierstead stated it was his understanding that he needed to go out to have a survey done and to have it stamped. He asked if they had a year old survey from when they bought the property, if that would be accepted. B. Holmes confirmed that would be accepted. A. Kierstead asked if all he needed was a survey. B. Holmes confirmed that was what was needed. A. Kierstead stated that T. Varney's plans were based on the concrete boundaries and assuming they were correct, then the engineering plans were correct. A. Kierstead felt that the concrete boundaries had not moved since the time of the last survey but that he would hire a surveyor and have the survey stamped

for the next meeting. There was a brief discussion about the time constraints the Kiersteads were facing. There was discussion about the setbacks of the building and S. Williams stated this was more for the protection of the Kiersteads than anything else.

B. Holmes stated this application would be continued on April 15, 2008 and there would be no additional notices to the abutters. The Kiersteads were advised to contact S. Penney with any further questions they may have.

## **VII. OTHER BUSINESS**

S. Ames reported she had a letter from Mr. Daniel Weldon requesting an extension for the subdivision approval he was granted on May 15, 2007. The subdivision is located on Eastside Drive (Map 14; Lot 20).

### **MOTION:**

**W. Curtin motioned to grant an extension of 365 days to Case #P06-70 (Map 14; Lot 20) and T. Roy seconded the motion. The motion passed by unanimous vote. (BH, WC, SW, TR)**

S. Ames stated it was “last call” for the OEP Conference and she felt it was important.

S. Penney reported on a meeting she had with Lisa Boudrow and reported there is another application. L. Boudreau is on the agenda for the 04/15/08 meeting. She reported there should be another notice and asked if there could be fee waivers. W. Curtin asked who was asking for the fee waiver. S. Penney felt it was an unusual situation. W. Curtin noted they had not allowed fee waivers for anyone else. S. Penney felt another application fee wasn't appropriate but that the other fees, such as the newspaper notices, should be fairly due.

S. Penney reported that NH Co-Op had met with her and Brian. She stated they had “flip-flopped” the floor plan. There were no changes to the plan other than a holding tank system. The environmental plans were enhanced but there were no other real changes to the building. She stated they had submitted new plans showing the changes and permits. She stated they hadn't re-submitted another formal application. It was felt by the Board that a new formal application wasn't merited but that they should present the changes to their plans. The footprint of the building has not changed at all. There will be a newspaper review for all the abutters.

S. Penney stated that CMA had “caught wind” of what was going on with the engineers, etc. and asked if someone requested CMA if they should allow it and if someone had requested with CMA if they should continue with them. It was felt by the Board that they could not tell someone who to use for engineering and that competition was good. There was discussion about options for engineering.

Meeting minutes for approval were given to the Board but because there was not a quorum of the Board present from those meetings, the minutes could not be approved. Only the minutes from 03/18/08 could be approved.

There was discussion about a timeframe extension that was made at the previous meeting and it was noted that the motion should be rescinded. There was discussion about the motion and the timeframe.

**MOTION:**

**W. Curtin rescinded his motion for the time frame extension for subdivisions of an additional 365 on the day of expiration. T. Roy seconded the motion. The motion passed by unanimous vote. (BH, WC, SW, TR)**

**VIII. ADJOURNMENT**

**MOTION:**

**T. Roy motioned to adjourn and W. Curtin seconded the motion. The motion passed by unanimous vote. (BH, WC, SW, TR)**

Respectfully Submitted,

Recorder, Public Minutes