

**TOWN OF ALTON PLANNING BOARD**  
***SITE WALK MEETING MIINUTES***  
**Thursday, April 3, 2025, at 10:00 AM**  
**Alton Town Hall, 1 Monument Square, Alton, NH 03809**

**MEMBERS' PRESENT**

Bill O'Neil, Chair  
Tom Diveny, Clerk  
Doug Brown, Member  
Mark Manning, Member  
Nick Buonopane, III, Member, Board of Selectmen's Representative

**OTHERS PRESENT**

Jessie A. MacArthur, Town Planner  
Robin McClain, Planning & Zoning Assistant  
James Reinart  
Evan Turcotte  
Pam Fink  
John (?)  
Kristin Bredbury  
Valerie Tarbell  
Rich Chellman  
David (?)  
Gene Young  
Jeremy Martin  
Chris Salemon  
S(?) Parson  
Heather Dominick  
T(?) D(?)  
AJ DesM(?)  
Anthony Giglio (LRDG)  
Chuck Fletcher  
Cynthia Theriault  
Seth Garland  
Jack Housel  
John Cronin

**CALL TO ORDER**

Chair O'Neil called the site walk to order at 10:05+/- AM.

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

Chair noted that questions from the public would be addressed by the Board at the public hearing on April 15<sup>th</sup>. He instructed the public to sign a waiver prior to proceeding with the site walk. Atty. Cronin noted that they would also not be answering questions from the public at this time. The architect noted that signs were located throughout the property showing portions of the plan. He also noted that the walk was rough terrain, and that people were to move forward at their own risk.

The first stop during the walk was the existing logging bridge over the running brook. It was noted that was where the covered bridge was to be constructed. It was then noted that the tote road that was being walked on was going to become the main road. We were shown where the lower lots to the left were to be located. It was noted that you couldn't see the lake until you were up on top of the ridge; they were currently in the valley.

Ms. MacArthur pointed out to the property owners that someone was taking photographs of the site and that it stated in the waiver that no photographs were allowed. Mr. Buonopane spoke to the person filming and reminded them of the disclaimer on the waiver. Chair reminded the public that the waiver included a clause that no photographs were allowed.

A member of the public asked for clarification on the number of lots; there are 18 lots, not 19.

At another stop, it was noted that it was the first proposed house, which would be tucked into the woods. An inquiry was made as to where the brook water came from; from all over the property. A question was asked of the public and they were told that they should hold off on their question until the public hearing.

The walk led the people to where the end of the road would then turn into a driveway. An inquiry was made as to why the road split twice; it was due to a frontage requirement. It was asked how long the driveway would be; 1,200'. It was noted that the driveway would be 16' wide. The walk then proceeded up to the top.

It was noted that the houses on the top of the property would be off to the side of the hill. From the lake, the houses could be seen. The Board was led to where the houses would be located, and they had the opportunity to see where the tree line was abutting the Casale's property; it was noted that beyond the tree line, it pitched down even further than where everyone was standing. There was a thick row of trees between the Casale's house and the tree line; there would be no further clearing of trees than what existed currently along the tree line along the Casale's property line. It was noted that the Casale's house was approximately 1,000' away from where the house to the left was proposed to be constructed. There are about 300 trees proposed to be planted on the property. At this point, everyone headed down to the parking area.

Chair closed the meeting at 12:15+/- PM.

Respectfully Submitted,

Jessie A. MacArthur, Town Planner

Minutes approved as presented: May 20, 2025