

**TOWN OF ALTON PLANNING BOARD**  
**PUBLIC MEETING**  
**Tuesday, May 20, 2025, at 6:00 PM**  
**Alton Town Hall, 1 Monument Square, Alton, NH 03809**

**MEMBERS PRESENT**

William O'Neil, Chair  
Tom Diveny, Member  
Roger Sample, Member  
Christine O'Brien  
Nick Buonopane, Board of Selectman's Representative

**OTHERS PRESENT**

Jessie MacArthur, Town Planner  
Ryan Heath, Town Administrator  
Richard and Diana Couture  
Don and Lisa Sorrentino  
Alan Roscoe  
Arianna McQuarrie, Esq.  
David and Sylvia Countway  
Steven and Mercedes Warren  
Steve Parsons  
Briana Healy  
Randy Tetrault

**CALL TO ORDER**

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

Introductions were made of the Board members. There were no alternates present.

**AGENDA REVIEW**

Ms. MacArthur suggested moving the discussion regarding membership in LRPC before the public hearings.

Ms. MacArthur added under New Business: memo dated April 14 regarding an email received from Stephen Boccelli.

**MOTION: To approve the agenda as amended. Motion by Mr. Buonopane. Second by Chair O'Neil. Motion passed, 5-0-0.**

**New Business:**

- Discussion with Town Administrator about Town becoming member of the LRPC

Town Administrator Ryan Heath stated the Board of Selectmen requested he meet with the Board to explain the membership with the Lakes Region Planning Commission; he stated the Town was part of the commission years ago and the dues were paid out of the budget. Mr. Heath stated the Town withdrew for unknown reasons. He explained the household hazardous waste program losing it's

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director recently and the Town then decided to vacate an agreement with the Town of Wolfeboro; he explained LRPC has a program available to members to provide this service. Mr. Heath stated there are also many other services and resources available through LRPC and are included in the membership. He stated the costs of membership are lower than the previous costs for the hazardous waste program.

Ms. Shanna Saunders, Director of Lakes Regional Planning Commission, gave an overview of the services provided to community members, including solid and hazardous waste disposal. She stated they are looking for towns to join in large scale composting programs; she explained the grant opportunities available as well. She explained the resources available for managing brownfield sites as well as infrastructure grants.

### **Continued Application and Public Hearing**

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

Alan Roscoe, representative for TF Moran, Inc., stated since the last time they were before this Board, a variance and special exception were obtained from the Alton Zoning Board of Adjustment; he stated the number of lots have been reduced from 39 to 37.

Mr. Moran stated there is frontage on Route 140, Gilman Highway, all manufactured homes will be built in compliance with building codes; he explained these will not be on trailers or wheels, but constructed on site. Mr. Moran stated there will be a roadway network with a driveway entrance off of Route 140; there will be about 2700 feet of roads, which are proposed to be 24 feet wide. He confirmed there are no FEMA flood plains within the site; it is not within the shoreline district or any aquifer protection zone. All sites will have paved parking with area for two cars. The undeveloped land will remain in single ownership. Wells will be on site along with a dry hydrant. There will be several common septic tanks with a shared leach field. Mr. Moran stated there will also be a community center and walking trails for use by the residents. He stated they are designing stormwater management plans to prevent any runoff from the property, including swales and catch basins.

Ms. MacArthur asked Mr. Moran to explain the specific differences between the plan that was submitted with the application and the plan being presented now. Mr. Moran stated originally the layout was designed based on information in records; after further onsite investigations and testing, it was determined the surface conditions including rocks and water, would need to put the roadway in a different location. He stated the wetlands area was determined to be larger than anticipated so there are two less lots than originally proposed.

Chair O'Neil asked who would be responsible for maintaining the roadways and if there would be something on file to ensure the proper maintenance. Mr. Moran confirmed there would be procedures in place and would be maintained by the property owner.

The Board reviewed and discussed the plans presented.

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Mr. Moran stated they are currently working with NH DOT for the driveway permit and traffic management.

Chair O'Neil opened the meeting to input from the public.

Steve Warren resident on Dudley Road, stated they moved to the area for the rural character; he stated this property is one property away from them and believes it will wreck the neighborhood. He noted the entire plan is based on whether NH DOT approves the driveway; he talked to NH DOT and they don't have any answers as to whether this will be approved but there are problems with the proposal. Mr. Warren stated it has been confirmed that the density of the trailer park will affect property values; he stated there will also be problems with the water supply with so many people drawing on the same aquifer. Mr. Moran explained the water supply will be advised by NH DES to ensure adequate supply to all the homes. Mr. Warren also expressed concern about safety, the number of cars, and an increase in traffic; he asked if this property will be transferred in the future to a church or become a half-way house. Mr. Sample stated that isn't relevant because a property owner can do what he wants in the future. Chair O'Neil explained this property is a single lot so each house can't be sold separately without a major subdivision. Mr. Warren asked if a fence and solid buffer can be installed to ensure people can't walk over to Dudley Road. Mr. Moran stated there will be a 75 foot wooded buffer around the property and trails will not penetrate that.

A resident on Route 140, explained this lot was subdivided from the parent lot in such a way that there is no abutters besides the property owner, Mr. Sorrentino; he stated is concerned about his land being crossed to access the other part of the parcel and how power is going to get to this lot.

Mr. Moran confirmed the parent lot was subdivided years ago and explained there are plans in place for getting power to the lot. He stated these homes will be three bedroom, two bath homes, and they are looking to provide an affordable housing option for families and seniors.

Steve Parsons, resident on Dudley Road, stated he has concerns about the well water; he explained the aquifer is already distressed and drilling another well will impact others in the area. Mr. Sorrentino stated every property owner has a right to drill for a well and it will be up to them to prove adequate water supply before its approved. Mr. Parsons stated he has looked at the road and doesn't see how a driveway can be approved; he stated he understands the need for affordable housing but believes this will have added costs to the Town with the kids in the school. He stated he is concerned about the noise that will come with the clearing and the ledge; he stated if this project goes on, there should be reasonable working hours, avoiding nights and weekends. Mr. Sorrentino stated he doesn't expect there to be as much noise with the assembly of the homes as there was with the logging.

Briana Healy, resident, stated she is concerned about maintenance of the walking trails and all of the property, noting it is a lot for one person. She asked how tall the vegetation buffer will be. Mr. Sorrentino stated it will be natural trees; he stated he has maintained properties for twenty years and vendors are hired as needed. He stated he has lived in the area for a long time, he intends to remain there and wants to see it well kept as well.

Jack, resident, stated the water is a concern of many people; he stated when he spoke to the a developer after a meeting, he was advised only a well or two would be installed but that doesn't reflect the actual usage; he stated there are already people having water issues in the area. He stated in order for people

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to afford the rents of \$2500, there will be more people than suggested; he doesn't see how people are going to afford these rents. Mr. Sorrentino noted the average income in the county is \$90,000 and to buy a house in Town, averages over \$4,000 for a mortgage and taxes.

Rich Couture, resident, asked when NH DES will become involved for the wells; he stated he wants to ensure his well is monitored to make sure it isn't being affected. Mr. Moran confirmed test drilling will be done and abutters in a certain radius have to be notified. He stated due to it being a public water supply, there is more oversight and monitoring of nearby wells.

A resident expressed concerns about the water runoff from this property, noting Route 140 washed out recently due to runoff; there is a swamp at the top of this property. He stated runoff from this property when it is disturbed will affect his and other properties; he presented photos of the road damage and runoff. Mr. Sample explained the efforts by the engineers to account for all the runoff and water on this property; there will be retention ponds to ensure water does not runoff the property so it will prevent future runoff. Chair O'Neil stated the engineered plans will ensure all the water is retained on the developed property and prevent it from running across the road.

Mr. Heath stated there were a lot of concerns about water usage; he explained that a public water system is for 15 or more units; with that designation, there is oversight by both the state and federal agencies, which is more than a single family home. He stated a condition of approval would ensure compliance with state and federal requirements.

Mr. Warren asked who is looking out for the existing residents' wells. Mr. Moran explained the requirements for a public water supply are quite rigorous; all wells within 1000 feet are checked for affects. He stated if there were single wells, there would be no recourse but with these public water supply systems there is state and federal oversights. Mr. Sample advised that if property owners give permission, wells within 1000 feet will be monitored.

Chair O'Neil closed the meeting to public input. He noted that since this is a Design Review, there will be no action by the Board at this time.

**Acceptance and Review of Application and Public Hearing if Application is Accepted and Complete**

<b>Case #P25-14</b> Randy Tetrault, LLS, of Norway Plains Associates, Inc., Agent for the David Countway Revocable Trust, David Countway, Trustee & Buttonwood Hill Real Estate Trust, Melissa Countway, Trustee	<b>Map 21 Lots 36 &amp; 36-1 1748 Wolfeboro Highway &amp; 1746 Wolfeboro Highway</b>	<b>Lot Line Adjustment Rural Zone (RU)</b>
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Proposal: To adjust lot lines for two (2) lots of record, with Map 21 Lot 36 adjusted from 66AC to 51.5AC and Map 21 Lot 36-1 adjusted from 12.07AC to 26.52AC.

Chair O'Neil read the public notice into the record. The Board reviewed the application for completeness as well as three requested waivers.

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**MOTION: To approve the request for waivers to Sections 7.G, 7.H and 7.F.8 of the Subdivision Regulations. Motion by Chair O'Neil. Second by Mr. Sample. Motion passed unanimously.**

**MOTION: To accept the application as complete. Motion by Mr. Sample. Second by Mr. Diveny. Motion passed unanimously.**

Randy Tetrault, surveyor, Norway Plains Associates, representative for the applicants, stated no new lots are being created; he stated the large lots were originally subdivided in 2002 but they are now looking to adjust the lot lines. He confirmed both lots are already developed with wells and septic systems. There are no plans for further development. Chair O'Neil asked why the lot line adjustment is being done.

Melissa Countway, trustee, explained the twelve acre lot her parents created for her to move back to Town but the lot is oddly shaped; they have reclaimed an area near her barn for her horses and this would put that area on her lot instead of her parents' lot.

**MOTION: To approve the lot line adjustment for Map 21 Lots 36 & 36-1, 1748 Wolfeboro Highway & 1746 Wolfeboro Highway, with conditions precedent and subsequent. Motion by Chair O'Neil. Second by Mr. Diveny. Motion passed unanimously.**

#### OLD BUSINESS

- *Memo dated May 14, 2025, from Jessie A. MacArthur, Town Planner, re: Steve Boccelli, agent for New State Realty Management, LLC, and the need for site plan at Map 34 Lot 39/404 Main Street (Rear)*

The Board reviewed the memorandum presented. Chair O'Neil stated he believes they need to pass this to the Code Enforcement Officer to handle. Mr. Diveny stated they originally approved a general store. Ms. MacArthur explained that is part of a different case; this is regarding whether the use is grandfathered. Mr. Sample suggested a Site Plan should be required. After discussion, the Board agreed to have the Code Enforcement Officer handle the case. Ms. MacArthur concurred.

**MOTION: That Case P24-17 be passed to the Code Enforcement Officer to handle the situation. Motion by Chair O'Neil. Second by Mr. Buonopane. Motion passed 4-0-1. Mr. Sample abstained.**

#### NEW BUSINESS

- **Case #P25-13:** Building Permit Permission Request/STR for Private Road, Kiki and Raymond Schmalzl, Map 37 Lot 5, 16 Coast Lane, Lakeshore Residential Zone (LR)

**MOTION: To approve the request for Case P25-13 and pass it to the Board of Selectmen. Motion by Mr. Buonopane. Second by Chair O'Neil. Motion passed unanimously.**

**Approval of Minutes:** Planning Board site walk minutes of Tuesday, April 3, 2025

**MOTION: To approve the minutes as presented. Motion by Chair O'Neil. Second by Mr. Diveny. Motion passed 4-0-1. Mr. Sample abstained.**

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**Approval of Minutes:** Planning Board meeting minutes of Tuesday, April 15, 2025

Edits were made: line 22 and 102, change Holmes to Wilder; line 68 add “did not”; line 234 change Brown to Sample, add Mr. Diveny opposed.

**MOTION: To approve the minutes as amended. Motion by Chair O’Neil. Second by Mr. Diveny. Motion passed 5-0-0.**

- **Correspondence for the Board's review/discussion/action:** None.
- **Correspondence for the Board's information:** None.
- **Correspondence for the Board’s information on State Permit Applications:**
- *NH DES Request for More Information dated May 8, 2025, re: New England Luxury Collectibles*

**MOTION: To adjourn the meeting. Motion by Mr. Buonopane. Second by Mr. Sample Motion passed unanimously.**

The meeting was adjourned at 8:24 PM.

Respectfully Submitted,

Jennifer Riel, Recording Secretary

**Minutes approved as amended: June 17, 2025.**