

**TOWN OF ALTON
PLANNING BOARD
PUBLIC HEARING MEETING
Tuesday, June 17, 2025, at 6:00 PM
Alton Town Hall**

CALL TO ORDER

Chair Brown, Acting Chair, called the meeting to order at 6:00 PM.

ROLL CALL OF BOARD MEMBERS

Doug Brown, Vice Chair (Acting Chair)
Roger Sample, Member
Christine O'Brien, Member
Nicholas Buonopane, III, Selectmen's Rep.

OTHERS PRESENT

Jessie A. MacArthur, Town Planner

APPOINTMENT OF ALTERNATES

No Alternates present.

APPROVAL OF AGENDA

No changes to the agenda.

Mr. Buonopane MOVED to approve the agenda as presented.

Seconded by Ms. O'Brien.

Chair Brown asked the board for a vote. Board voted 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.

CASE #25-03 CONTINUED UNTIL AUGUST 19, 2025

**2. ACCEPTANCE AND REVIEW OF APPLICATION AND PUBLIC HEARING IF
APPLICATION IS ACCEPTED AND COMPLETE**

Case #P25-15 Lisa Nicastro & John Goodrich	Map 9 Lot 33-2 239 Henry Wilson Hwy	Final Minor Site Plan Residential Rural Zone (RR)
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Proposal: To operate a Contractor's Yard.

Mr. Tetreault, LLS, came to the table to present the case.

Mr. Buonopane MOVED to ACCEPT application P25-15 as complete.

Seconded by Ms. O'Brien.

Chair Brown asked the board for a vote. Board voted unanimously.

The Board reviewed the waiver request. Ms. MacArthur noted that no land disturbance was taking place for the proposed application.

- Section 3.01 (F) (15): Location of wetlands

Justification for this waiver is being made because there is no land disturbance taking place for this proposed application.

Mr. Buonopane MOVED to GRANT the waiver for Section 3.01 (F) (15).

Mr. Sample questioned whether there would be any land disturbance. Atty. Boldt came to the table. Mr. Tetreault noted that he prepared a retracement survey in conjunction with the applicant's direction. He also noted he submitted a waiver for the wetlands because they were not proposing anything to be built or constructed. He provided the ariel because that was the best way to show the site visually. He stated that he has an existing boundary plan, topographic plan, and a plan of the state highway drainage system. He stated that his role is to answer any questions regarding what's depicted on the plans.

Atty. Boldt stated that he helped the owners through the ZBA process that started back in November of 2021. He stated that his clients have been operating prior to 2018 at the least, as the case went through both the superior court and the supreme court. He stated that this was an after the fact based on that change, though they did receive ZBA approval in April of 2022. He noted that there were several conditions imposed by the ZBA that Ms. MacArthur's report correctly listed.

Atty. Boldt stated that Mr. Sample asked about loads of materials and stated that one of the restrictions was that no full loads of materials could come in or out for the business. He stated it was not a business that had stockpiles for things to be picked up by customers. He stated that there were piles of debris that were left over from a job that Mr. Goodrich would bring home to store it. It may be something that can be used in a later job. There was a limit of 12 vehicles to include trailers.

Mr. Tetreault noted that the existing features plan noted a line of demarcation where the commercial business (approx. 2.5 acres) would be located and where the residential (approx. 6 acres) area was located. Board questioned again if there were any wetlands on the property. Mr. Tetreault noted that there was a drainage swale that ran down the center of the property, which ran along the tree line. Regarding the comment from the Conservation Commission, stormwater management was not proposed because there was no proposed construction. There was a spot on the north side of the driveway that had a bit of silt due to heavy rains. There is a vegetated ditch

that ran along Route 11, ran down to a catch basin, ran across Route 11, to another catch basin, and then runs towards the Merrymeeting River. Atty. Boldt noted that the driveway was asphalt. Mr. Sample asked about the driveway permit. Atty. Boldt noted that he submitted a letter from NH DOT that stated that no additional permit was needed (March 29, 2022). Atty. Boldt noted that the State did not have any issues with the current driveway because they did not have customers.

Ms. MacArthur steered the Board back to the waivers.

**Mr. Sample MOVED to GRANT the waiver for Section 3.01 (F) (15).
Seconded by Mr. Buonopane.
Chair Brown asked the board for a vote. Board voted unanimously.**

Ms. MacArthur distributed copies of the NH DOT March 29, 2022, letter to the Board. She noted that she had some issues with the letter because it wasn't clear what was talked about. The Board required the applicant to submit a letter from NH DOT clarifying what was discussed. Atty. Boldt noted that NH DOT came out to the property to view the existing driveway.

Chair Brown asked about dust and erosion control. Mr. Tetreault noted that as the surveyor, no notes went onto the plan for this because the applicants were not constructing anything. Atty. Boldt noted that regarding the dust, the applicants were not constantly coming and going from the property. Ms. MacArthur noted that there were some other comments that she thought should be addressed with the planning submission, even though they may have been discussed with the ZBA. No additional employees other than the property owners. Screening appeared to be appropriate. As far as septic was concerned, the applicants would use their own facilities.

John Goodrich came to the table. He noted that the area was mainly for parking and for storing materials that he brings home from jobs. Lisa Nicastro came to the table. She noted that the operation was based on weather and the location of the job. Mainly home by 5:00 or 7:00 at night. She noted that they were a family so the weekends they kept it mostly to family time. Mr. Goodrich noted that he is gone most of the day and is not processing or selling materials on the property. It was a basic area to park. Hours of operation 6:00am - 8:00pm Monday through Saturday. There were no business signs proposed. No lighting was proposed.

Chair Brown opened public input.

Mr. Monziona came to the table and noted that he was speaking in opposition of the application of the application. He noted that he was an alternate of the ZBA. Initially contractor's yards were not allowed in that area. He noted that he was a good neighbor as well as the Goodrich's'. He noted that the first part of home construction consisted of large trucks backing up and making noise, and once it's completed, it looks nice, but when you have a contractor's yard as your neighbor, those materials do not go away. He noted that there were some current piles that were six feet above the large equipment. He was concerned because he felt like he lived next to a construction site. He noted that he withdrew his objection because he was told that only trucks would be parked on the property. He then talked about some screening/buffers to be put into

130 place to maintain privacy and reduce noise. He requested that some mitigating buffers be put
131 into place as a condition. He further talked about other contractors' yards that have been
132 approved by the ZBA where they did not have conditions like the Goodrich's did.
133

134 Mr. Monzione noted that he submitted a letter earlier in the day as his rebuttal to this application.
135 He noted that he prepared a brief on the law that had to do with expiration dates on Special
136 Exceptions, which were only good for two years. He noted that the Goodrich's could have acted
137 upon their ZBA approval and could have moved forward with a Planning application. Mr.
138 Buonopane noted that Town Counsel stated that since the ZBA application was caught up in
139 litigation, the Special Exception would expire on May 13, 2026. Mr. Monzione stated that he did
140 not agree with Town Counsel's opinion. He stated that since the Special Exception approval did
141 not get acted upon, he did not think that the Planning Board could move forward with approving
142 the site plan. He noted that the 1996 Driveway Permit did not include any big trucks and he was
143 concerned about that. Mr. Buonopane noted that the Board would place a condition regarding
144 clarifying the driveway. Mr. Monzione thought that a specific area for parking be noted and
145 screening put into place, and that the hauling of materials on and off should be restricted. Mr.
146 Buonopane thought that Mr. Monzione's biggest issue was screening. Chair Brown asked if
147 screening came up with the ZBA discussion.
148

149 Mr. Monzione talked about the number of pieces of equipment. He thought that the Board
150 should only approve what the applicant originally applied for which was only ten.
151

152 Mark DeRoy came to the table to speak on behalf of Mr. Goodrich. He noted that Mr. Goodrich
153 was respectful. He noted that there were rules to follow and thought that Mr. Goodrich would do
154 his best to screen the dirt piles.
155

156 David Hayes abutter came to the table to speak in support of Mr. Monzione. He asked what
157 residential meant. He asked if someone wanted to put a business in a residential area, was that
158 allowed and what happens with the value of properties. He asked if the Board would get a bunch
159 of realtors together to say whether this would effect the surrounding properties.
160

161 Chair Brown closed public input.
162

163 Chair Brown asked if there was any rebuttal. Atty. Boldt noted that Mr. Monzione quoted RSA
164 674:33, which stated that there is an exception to the rule when a matter appears before the
165 Planning Board. He also noted that RSA 677:9 noted that if an abutter wanted to stop a case
166 from moving forward, they would have to ask the court for a restraining order. Atty. Boldt noted
167 that he knew that the Board would not move forward with the case because it was held up in
168 court because they didn't have a solid Special Exception yet. He did not think that the Special
169 Exception had expired and that Mr. Monzione's interpretation was incorrect. Atty. Boldt did note
170 that the ZBA suggested a berm. Chair Brown asked if the ZBA discussed trees as a buffer. Atty.
171 Boldt noted that they offered a berm at the tree line, but they were declined. A discussion took
172 place as to where it would be best to place the berm. Near the tree line or down by the parking
173 area. Mrs. Nicastro noted that they offered many buffers at the ZBA proceedings, but they were
174 turned down. They could not have a berm located down at the field because they had children

175 that rode 4-wheelers in the field, and they needed to be able to see them. Mr. Goodrich showed
176 the plan to Mr. Buonopane.

177

178 Mr. Sample asked Mr. Monzione to come back up to the table. Ms. MacArthur noted that the
179 Board would have to reopen public input.

180

181 **Chair Brown MOVED to reopen public input.**

182 **Chair Brown asked the board for a vote. Board voted unanimously.**

183

184 Mr. Monzione stated he would be okay with a berm with a tree line at the top of the property,
185 preferably trees that deer won't eat.

186

187 Chair Brown closed public input.

188

189 Atty. Boldt and Mr. Goodrich came back to the table. Mr. Goodrich asked if the neighbor could
190 build a fence. No berm would be required, but a buffer would. Trees should consist of hemlock
191 and spruce. The barn blocked the view of the commercial area from Mr. Monzione's house. The
192 buffer would be 75' wide, with the barn located within the 75'. However much would be on
193 each side of the barn, but ultimately 75' wide. This was added as a condition of approval. Mr.
194 Buonopane asked Mr. Monzione how wide his barn was, 40'. Ms. MacArthur called for a point
195 of order. Chair Brown stated one discussion at a time. Ms. MacArthur stated that the recording
196 was going to be difficult to transcribe if more than one person was talking at the same time. New
197 tree plantings should be 4'-6' in height. Ms. Nicastro noted that even with the trees being
198 planted, Mr. Monzione was still going to be able to see the operation from his windows.
199 Approximately 15 trees, or whatever the root ball of the tree requires. The requirement was to
200 plant the trees within the next six months. Atty. Boldt clarified that the Board wanted a letter
201 from NH DOT clarifying their letter from 2022 regarding the driveway. The right-of-way would
202 not be blocked.

203

204 **Mr. Buonopane MOVED to approve Case #P25-15 with conditions subsequent and**
205 **precedent including the amended condition requiring that there be a 75' tree buffer**
206 **at the farthest end of the property that the abutter will see with beginning trees to be**
207 **between 4 and 6' in height, with six months to comply. Another condition to receive**
208 **a document from the State confirming the driveway as is or that they want the**
209 **applicant to apply for a permit for the contractor's yard.**

210 **Seconded by Mr. Sample.**

211 **Chair Brown asked the board for a vote. Board voted unanimously.**

212

213 Atty. Boldt asked if he could ask a protocol question. Did the 75' need to be added to the site
214 plan? The Board stated, yes.

215

216

217

218

APPROVED

Case #P25-16 Prospect Mountain Survey, Paul Zuzgo, Agent for the Whalley Family Revocable Trust, James & Jennifer Whalley, Trustees and the Flannery Family Revocable Trust, Robert & Sandra Flannery, Trustees	Map 42 Lots 28 & 33 Trask Side Road & 233 Trask Side Road	Lot Line Adjustment Lakeshore Residential Zone (LR)
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219 Proposal: To adjust lot lines for two (2) lots of record, with Map 42 Lot 28 adjusted from 5.84AC
220 to 5.09AC, and Lot 33 adjusted from .49AC to 1.24AC.

221

222 Mr. Zuzgo, LLS, came to the table to present the case.

223

224 **Mr. Buonopane MOVED to ACCEPT Case P25-16 as complete.**

225 **Seconded by Mr. Sample.**

226 **Chair Brown asked the board for a vote. Board voted unanimously.**

227

228 Mr. Zuzgo noted he was representing both parties. The Whalley's owned Lot 33, which was
229 nonconforming in size. The purchase would make the lot conforming. This project would keep
230 Flannery's lot larger than five (5) acres so there would be no need for DOT subdivision approval.
231 Stephanie Richards was hired to do wetlands crossing and shoreland permit. Ms. MacArthur
232 asked about the need for subdivision approval for the smaller lot. Mr. Zuzgo noted that if you
233 were making a lot that was under five (5) acres smaller, then approvals were needed.

234

235 Chair Brown noted that there were some steep slopes on the property. Mr. Zuzgo noted that the
236 red areas indicated the 25% slopes. Ms. MacArthur noted that on the topo plan, "Parcel A" was
237 indicated as Lot 33 and Lot 33 was not designated. Mr. Zuzgo noted that he would amend the
238 plan. A shoreland permit and wetlands crossing from the state will be needed for the driveway.

239

240 Chair opened public input. No public input. Public input closed.

241

242 **Mr. Buonopane MOVED to approve Case #P25-16 with conditions subsequent and**
243 **precedent.**

244 **Seconded by Mr. Sample.**

245 **Chair Brown asked the board for a vote. Board voted unanimously.**

246

Case #P25-17 McClure, John Gatchell, Agent for Michael & Carol Letourneau, Owners	Map 12 Lot 42 Old Wolfboro Road	Final Minor Subdivision Rural Zone (RU)
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247 Proposal: To subdivide a lot of 28.71AC into two (2) total lots, parent lot of 20.69AC and one (1)
248 lot of 8.02AC.

249

250 Mr. Gatchell, LLS, came to the table to present the case.

251

252 **Mr. Buonopane MOVED to ACCEPT Case P25-17 as complete.**

253 **Seconded by Chair Brown.**

Chair Brown asked the board for a vote. Board voted unanimously.

Ms. MacArthur noted that waivers were submitted, but on Page 4 of the Planner Review she had listed some potential items that may need a waiver after she had reviewed the checklist. A complete boundary survey was not noted, but Mr. Gatchell noted that Sheet 1 indicates those items. To show the minimum contiguous upland area for each lot. Ms. MacArthur noted that the Board required a box for other applications. Mr. Gatchell noted that there was over five acres of buildable land on the lot that is being built upon. Mr. Buonopane wanted Mr. Gatchell to note on the plan under the “Proposed Lot 2” area what the acreage was for the buildable area (all three (3) sheets). Copies of the Soils Map was requested to be waived. Mr. Gatchell noted that soils types were listed on the topo map along with the soil types.

**Mr. Buonopane MOVED to GRANT the waiver for Section VII, D.1.(g).
Seconded by Mr. Sample.**

Chair Brown asked the board for a vote. Board voted unanimously.

Ms. MacArthur noted that there were additional waiver requests by the applicant. She noted that the first waiver was already addressed. The second waiver was N/A. The soils request was just addressed, and the cross sections for the driveway and site distance was also N/A.

Ms. MacArthur noted that there was a list of items that needed to be added to the plan that were listed in the Planner Review. Mr. Gatchell was provided with a copy. A discussion took place regarding numbering the sheets. Ms. MacArthur noted that in other counties, they required the sheets being recorded to reflect the proper sheet numbers on each sheet of the plan, but Belknap County Registry of Deeds did not have an issue with it.

Mr. Sample talked about whether the applicant had to go to the ZBA. Ms. MacArthur noted that she reached out to Mr. Gatchell to discuss that the Rural zone required the 200’ of street frontage on each street if it was a corner lot and that she suggested that he move the lot line to another property marker, therefore, removing the corner.

Chair Brown opened public input. No public input. Public input closed.

Mr. Buonopane MOVED to approve Case #P25-17 with conditions subsequent and precedent.

Seconded by Chair Brown.

Chair Brown asked the board for a vote. Board voted unanimously.

OTHER BUSINESS

1. Old Business:

2. New Business:

a. Approval of Minutes: Planning Board meeting minutes of Tuesday, May 20, 2025

APPROVED

Chair Brown noted that there was a question mark where the name was missing on Page 2. It was the Director of the Lakes Region Planning Commission. Ms. MacArthur noted that she knew Shanna's last name.

Mr. Buonopane MOVED to approve the minutes of May 20, 2025, as amended.

Seconded by Mr. Sample.

Chair Brown asked the board for a vote. Board voted unanimously.

3. Correspondence for the Board's review/discussion/action:

4. Correspondence for the Board's information:

5. Correspondence for the Board's information on State Permit Applications:

ANY OTHER BUSINESS TO COME BEFORE THE BOARD

PUBLIC INPUT ON NON-CASE SPECIFIC PLANNING ISSUE

ADJOURNMENT

Planning Board Vice Chair, Doug Brown

Mr. Sample MOVED to adjourn the meeting.

Seconded by Mr. Buonopane.

Chair Brown asked the board for a vote. Board voted unanimously.

The meeting was adjourned at 8:05 PM.

Respectfully Submitted,

Zoe Pszenny

Zoe Pszenny, Recording Secretary

Assisted by Jessie A. MacArthur, Town Planner

Minutes approved as amended: July 15, 2025