

**TOWN OF ALTON
ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
July 2, 2020, at 6:00 P.M.,
Alton Town Hall**

UNTIL FURTHER NOTICE: To keep our members and staff safe, and to comply with RSA 91-A, the COVID-19 State of Emergency, and the Governor’s Orders on restrictions at public gatherings, the Town of Alton is moving from "in-person" meetings to "remote audio participation meetings". To remotely attend the meeting (audio only) visit our website: www.alton.nh.gov for telephone access and remote access instructions listed under News and Announcements on the home page (you can access an audio/video livestream there as well), or telephone the Planning Department’s Office at (603) 875-2162 between 8:00 AM to 4:30 PM for more information, and for the Dial-in Code and Meeting ID for each Zoning Board meeting.

Members Present

Frank Rich, Chairman
Thomas Lee, Vice Chair
Paul Monziona, member
Paul LaRoche, Selectman’s Representative/clerk
Tim Morgan, member

Others Present

John Dever, III, Code Enforcement Officer
Thomas Varney, Varney Engineering, LLC – via Zoom
Kate Varney, Varney Engineering, LLC – via Zoom
Geraldine Gaeta – via Zoom
Jonathan Paine- via Zoom
Justin Pasay, Esq., Donahue, Tucker & Ciandella, PLLC – via Zoom
Brad Jones, Jones & Beach Engineers – via Zoom
Gary Connolly, applicant – via Zoom
Amanda Connolly, applicant – via Zoom
Shawn Hawkes, applicant– via Zoom

CALL TO ORDER

Chair Rich called the meeting to order at 6:08pm and read the attached statement.

Introductions were made of the Board members present at Town Hall.

APPROVAL OF AGENDA

The Board reviewed the Agenda.

APPOINTMENT OF ALTERNATES

Chair Rich stated no appointment of alternates can be done as there are no alternate members available. He stated the Board is still looking for alternate members.

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, which 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.

Mr. Monziona made a motion to approve the Agenda with the correction of the item removal of “Appointment of Zoning Board of Adjustment Officers” as it took place last month. Mr. Lee seconded the motion. Roll Call: Mr. Monziona – aye; Mr. Morgan – aye; Mr. LaRochelle – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

CONTINUED FROM JUNE 4, 2020

Case #Z20-02 Thomas Varney, P.E., Varney Engineering, Agent for Geraldine Gaeta & Jonathan Paine, Owners	64 Barbara Drive Map 71 Lot 21	Special Exception Rural (RU) Zone
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A **Special Exception** is requested from **Article 300 Section 320 H (b)** of the Zoning Ordinance for construction of screen porch and deck which will expand the structure towards and into the building envelope.

Mr. LaRochelle stated he would be recusing himself from hearing this case as he was previously involved with the applicants. Chair Rich asked Mr. Varney if the applicants want to proceed with three members of the Board. Mr. Varney replied yes. Chair Rich confirmed the application was reviewed and accepted at the June 4, 2020 meeting.

Tom Varney, Varney Engineering LLC, agent for applicants Geraldine Gaeta and Jonathan Paine, owners, stated the property is located on Hills Pond; a variance was requested last November to add a 6' deck and a special exception was requested to add a second floor and improvements to the foundations as well as cover the deck with a new porch. He stated the deck was denied and now they have a new plan to expand the deck away from the lake, into a buildable area. Mr. Varney stated the cottage is 14' wide, 38' long, located on a steep slope property; it has a 14' deck. The proposed plans add deck space to the back of the cottage. The property will have storm water management plans to mitigate the effects of rain water runoff to the lake. A NH DES septic design and shoreline permit applications are pending. Mr. Varney shared Zoom screens, depicting the existing cottage and property; he noted the lot is steep, with over 35% slopes. It is a fully wooded lot and the cottage was built in 1965. The proposed plans expand in the back towards the property lines. The septic system will be upgraded as it was done in 1976; trees will remain in adherence with the tree count required by the State. The stormwater measures will include a catch basin and drywell; a survey was done.

Mr. Monzione noted the special exception requested in November was granted to expand the cottage, but the 6' deck on the front of the cottage was denied; he confirmed the deck will not be on the front. Mr. Varney replied that is correct and the plans have been modified to have the deck and screened porch off the other side of the cottage. Mr. Varney stated the building is entirely within the 35' setback. Mr. Monzione asked if any portion of the proposed structure will remain within the 30' shoreline setback. Mr. Varney replied there would be a partial area in the setback, about 9' in one side and 6.5' on the other. After that, the proposed structure will be out of the setback and within the building envelope. Mr. Monzione confirmed the enclosed deck would be screened with no windows. Mr. Lee asked for more details on the drainage. Mr. Varney stated the walkway is porous pavers with 1.5" stone underneath; rain gutters would direct the water off the roofs to infiltrate into the ground in the porous patio walkway. He stated the steps would be wood due to the steepness. There will also be an infiltration trench. Chair Rich confirmed the Shoreline Permit has not been received. Mr. Varney stated the application was submitted and a letter was received requesting additional pictures of the septic area as well as the silt filtration fence but it has not been approved at this point.

Chair Rich opened the hearing to input from the public. None was indicated. Chair Rich opened the hearing to input from anyone in opposition to the special exception being granted. None was indicated. Chair Rich closed the hearing to public input.

Discussion – Case #Z20-02

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

Mr. Monzione 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. Lee stated the specific site **is** an appropriate location for the use. The Board agreed.

Mr. Morgan stated that actual evidence **is not** found that the property values in the district will be reduced due to incompatible land uses. He stated the proposed use is not changing. The Board agreed.

Chair Rich stated there **is no** valid objection from abutters based on demonstrable fact. No abutters came forward and no letters or communications in opposition were received. The Board agreed.

Mr. Monzione 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. The Board agreed.

Mr. Lee stated adequate and appropriate facilities and utilities **will** be provided to insure the proper operation of the proposed use or structure. Mr. Monzione stated he agrees on the condition that the septic will be upgraded. The Board agreed.

Mr. Lee stated there **is** adequate area for safe and sanitary sewage disposal and water supply. The Board agreed.

Chair Rich stated the proposed use or structure **is** consistent with the spirit of this ordinance and the intent of the Master Plan. He stated the applicants have consistently shown they are trying to upgrade the property and remain in the spirit of the ordinance. The Board agreed.

Mr. Monzione made a motion to grant the application for Special Exception for Case #Z20-02, on the condition that the applicant comply with any requirements of the State of New Hampshire and DES with regards to the septic system. Mr. Lee seconded the motion. Roll Call: Mr. Monzione – aye; Mr. Morgan -aye; Mr. LaRochelle – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

NEW APPLICATIONS

<p>Case #20-09 Justin Pasay, Esq., of Donahue, Tucker & Ciandella, PLLC & Brad Jones of Jones & Beach Engineers, Agent for Rand Hill Realty, LLC</p>	<p>Mount Major Highway, NH Rte. 11N Map 49 Lots 4, 5 & 5-1</p>	<p>Special Exception Rural (RU) Zone</p>
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A **Special Exception** is requested from **Article 400, Section 401, Table of Uses, Section D. Retail Business and Services** of the Zoning Ordinance to permit the following uses in the Rural Zone:

4. Automobile Service Station; **12.** Boat Services; **13.** Boat Storage; **41.** Restaurant; and **42.** Retail Store.

Chair Rich read the case into the record. The Board reviewed the application for completeness. Chair Rich suggested the abutters list is incomplete. Mr. Pasay stated the initial application had some deficits with regards to the abutter list but they worked with the Planning Office to re-notice abutters with a complete list. Chair Rich stated the lot maps with the site plan shows Lot 11 but the abutter is not included on either list provided; nor is John A. Watts Trust listed. Mr. Pasay stated the only materials he has is the original application; the maps and lots were reviewed and discussed. Mr. Dever confirmed the list was reviewed by the Town Planning and determined to be complete. Mr. Monzione stated the statute requires properties which abut and are contiguous, to be notified; Mr. Pasay noted properties which are across a river or street are not included.

Jessica Call, Town Planner, stated there were two abutters missing on the original application for the meeting posted in March; the meeting was cancelled and in the mean time, the abutters were re-notified along with the two additional abutters, for this meeting. She stated there are a lot of concerns from people in regards to the Rand Hill property, who are not abutters but have submitted written comments and concerns. Chair Rich asked for confirmation that Tax Map 11, Lot 20/Barbara Ganam, 447 Rand Hill Road, and John A. Watts Trustee were notified. It was confirmed the name of the current owner is listed incorrectly and the property owner was in fact notified.

Mr. LaRochelle made a motion to accept the application for Case #Z20-09 as complete. Mr. Lee seconded the motion. Roll Call: Mr. Monzione – aye; Mr. Morgan -aye; Mr. LaRochelle – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

Justin Pasay, Esq., of Donahue, Tucker & Ciandella, PLLC, representative for Rand Hill Realty, LLC, stated this project has been a long time in the making; a conceptual review was done last week with the Alton Planning Board. He noted there are a lot of planning-related concerns from abutters and explained they will have to go back to the Planning Board for many development issues including waste water management, noise, traffic and other concerns expressed. Mr. Pasay stated the Connollys are abutters themselves to this property, owning ten other properties in the area. He stated the Connollys believe the proposed plans are the best plans they can put together, noting many uses are allowed in this district.

Gary and Amanda Connolly, applicants, introduced themselves via Zoom. Ms. Connolly stated they purchased this property a few years ago and have been working on developing plans for Loon Cove Landing. She stated they are involved in community activities and based the plans on the needs of the

community and create a place where locals can run a business. Ms. Connolly stated there is not a lot of options for gas stations and people frequently ask them for commercial property and options for opening business. She stated in the past there used to be two gas stations in the neighborhood as well as a restaurant; it was also a railroad station. Ms. Connolly pointed out the conceptual plans for a gas station which depict buildings that are small and don't detract from the rural character or surrounding property values; she stated she worked with the Historical Society in getting pictures and measurements of the old train station for use by their architect. She stated the proposed building would have the same hip roof, arches, and chair rail, and would be large enough to have 1 to 3 potential tenants for various business uses, possibly child care, retail space and they want to open up the options for local people to have a place to work. Mr. Connolly stated its the site of the Loon Cover train station; there has already been some typer of development on the property and its a great location in town; they want to give locals people the option for keeping businesses in town. He stated they feel this would be a positive thing for the whole town. It was noted there is already commercial development in this area including a marina. Ms. Connolly stated they are trying to things so there is the least amount of impact to the area of Rand Hill, by keeping tree buffers around the sides and back; she stated they are doing everything they can to ensure property values are not reduced. She said the plan is to lay the building along the front for a small-town feel, with the storage building tucked in the back and avoid the appearance of a strip mall. Ms. Connolly pointed out the commercial development of Hannaford in a residential area, noting property values were not decreased on Range Road. Mr. Connolly stated their property has a really good buffer with a large amount of gravel on the cove side. He stated most of these structures won't be visible by the abutters.

Mr. Pasay stated the Connollys have invested themselves in this project, worked with engineers and architects, discussed issues with DOT, and have researched what is needed in the area. He stated that with the history of the property, the heritage of the town and resulting design is that it will fit well with the surroundings. Mr. Pasay went through the criteria for granting a Special Exception and outlined the details of this case and how they meet the criteria: a conceptual plan has been submitted and this process will require full review by the Planning Board; the plans present approximate location of the proposed uses, which this plan is. The plans may be slightly altered with review by the Planning Board and Mr. Pasay stated the first criteria is met. He stated the second criteria addresses appropriate location for use and stated that if these uses are not appropriate, along a state highway, insulated from residents, then no property in town is; Loon Cove Landing would not be incompatible with the land uses. He stated there has been attention given to the design that will embrace the rural character of the town; one of the opinions provided by Mr. Roy show a clear and comprehensive methodology to produce the conclusions on impact; another opinion offered does not do the same.

Mr. Pasay stated the characteristics of the land prevent a negative impact on surrounding properties; it is large, on the western side of Route 11, the topography slopes up to the rear of the property, there are ample sight lines which exceed DOT standards, the property was cleared to maintain a vegetation buffer to reduce visibility by abutters, there is a gravel berm and slopes that also provide buffer between properties and all these will be enhanced, reviewed and approved through the Planning Board review process. Mr. Pasay stated the proposed use fulfills a need for commercial activity in Alton which is currently limited to Main Street and Alton Bay areas. It will bring jobs and commerce to an area of town which doesn't otherwise have it.

Mr. Pasay stated the uses which would not require ZBA approval include elderly housing, continuing care facilities, daycare, barber shops, antique/craft shops, hotels/motels, lumberyard, marina,

market/flower/produce shops, self-storage and warehouses; however the Loon Cove Landing design reflects the town and property's heritage and will be nicely situation on the property.

Mr. Pasay stated there are competing claims in regards to property value impact however one of those opinions has provided details necessary for the Board to discern a decision in the Elm Grove Realty letter from Mr. Roy. He stated it was suggested there is a relationship between the Connollys and Mr. Roy however there is no friendship and Elm Grove Realty was chosen by the Connollys based on Mr. Roy's expertise specifically in commercial type development, in and around Alton. Mr. Pasay stated Mr. Roy's letter indicated there were several site-walks, a perimeter review, review of the conceptual plans, review of the town regulations, review of the NH DOT traffic counts and projections, review of similar developments in Alton and other towns, extensive plan and tax map review, review of property sales and values, long term projections for Route 11 and West Alton, review and comparison of nearby residential properties. He stated Mr. Roy's opinion is that the development will be a benefit to the town with improved drainage and lighting, improved sound and visual buffers, and add value to homes in the Rand Hill area; the long term plan for building occupancy and uses will add to the small community feel and opportunities for local jobs and commerce. He referenced a letter from Ms. Mulligan provided to the owners of 6 Boat Club Drive, which indicates the property value would be decreased by 20% but he questions how that conclusion was determined and they don't know the methodology used to make that determination.

Mr. Pasay stated there is no valid objection from abutters based on demonstrable fact. He stated they are aware of the objections by abutters, however there would likely be objections even if the development was pursuant to uses permitted by right, but those processes would not require ZBA approval. He stated the concerns raised by abutters are primary of planning in nature, including concerns about landscaping, noise, traffic, driveways, waste water, storm water, lighting and these will all be addressed through the Planning Board review process and abutters will have an opportunity to discuss these as well as what they would like to see, during that process. The Connollys will also need to get alteration of terrain approval from the State of NH, NH DES approval for the septic, NH DOT approval for the driveway so any objection which is based on this being a strip-type development ignores the process which has been undertaken to date.

Mr. Pasay stated there will be 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 part of the process to this point has been to sit down and discuss this with NH DOT but again the Planning Board will review the site, parking and driveway to ensure compliance with regulations. He stated because of this process, there will be no undue hazard to pedestrian or vehicle traffic; the Connollys will retain their property rights and will comply with the process and regulations; if they cannot, they will not develop the property.

Mr. Pasay stated there will be adequate and appropriate facilities and utilities to insure the proper operation of the proposed use or structure, which will all be reviewed and inspected by the town and the State.

Mr. Pasay stated there will be an adequate area for safe and sanitary sewage disposal and water supply. He stated this was confirmed by Jones and Beach Engineers. Derek Fournier, Jones and Beach Engineers, stated part of the conceptual layout included review of septic loading and the water supply on site. He stated there is a community well with the proper setbacks and there is adequate space for it and

it meets the gallons-per-day extraction. A lot loading analysis was done on this property and takes into account the aquifer protection district and they feel there is adequate space for well and septic.

Mr. Pasay stated the proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan. He stated the intent is to encourage development and preserve rural character; the plans for Loon Cove Landing meets the requirements outlined in the Master Plan; it is not a strip mall proposal and the gas station will be modeled after the old Lone Cove train station which was on the property; there are distinct buildings proposed with uniform designs and a thoughtful attention to detail which is drawn from the historical, rural aspects of the area.

Mr. Pasay reiterated all the concerns expressed by abutters will be addressed in the Planning Board review process, and all relate to Planning Board issues; the Connollys will address them in more detail when they go before the Planning Board. He stated they will have to meet all the requirements put forth by the State, as well as the land use and zoning regulations.

The Board took a brief recess and resumed the meeting at 8:02pm.

Mr. Monziona stated they are sensitive to the dilemma for applicants with projects like this in going before the Planning Board as well as the ZBA when the uses are not specifically allowed. He stated his problem with this application is the lack of details and doesn't know what they are to do with the information provided. Mr. Pasay replied the way the Alton Land Use regulations are set up , creates a dilemma; they can't do an exact build-out and list precise uses before an approval is in place. He stated there are potential business ideas outlined including a gas station, boat storage and a retail store, and while they have invested in plans and architectural renderings, they can't do much more until they go through to the Planning process. Mr. Monziona gave the example of adequate water and sewer being unaddressed in the plans. Mr. Pasay replied they can't give specifics yet because there is no building footprint yet and final use requirements as they don't have Planning Board approval yet.

Brad Jones, Jones and Beach Engineers, stated they have done a lot of research on the property, including septic loading and looking at surrounding properties. He stated there is over 25,000 capacity of sewage loading on the property; they need to know the uses before they can do final calculations. Mr. Rich asked why this wasn't included in the evidence presented. Mr. Monziona reiterated the need for calculations to be done to show the ability for the property to accommodate potential uses. Mr. Morgan concurred with Mr. Monziona's concerns and stated he's not comfortable making decisions on the criteria with no dependable data. Chair Rich stated each of the criteria needs to have more critical information supporting the case. He stated it would be such a leap of faith, they wouldn't be doing their jobs and doesn't think approval should be conditional on every one of the criteria. Mr. LaRochelle concurred; he stated there are so many concerns raised by abutters, they need to be able to ensure abutters can understand how their properties are affected. Mr. Lee concurred and stated the proposal is nice but the questions by abutters is similar to those of the Board so any added information will be beneficial in making a determination.

Mr. Pasay stated they would be open to continuing the hearing to allow the applicants to supplement the information.

Mr. Monziona made a motion that the request by the applicant for continuance, be granted and the public hearing for Case #Z20-09 be continued to August 6, 2020. Mr. Morgan seconded the

motion. Roll Call: Mr. Monziona – aye; Mr. Morgan -aye; Mr. LaRochelle – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

Case #20-10 Thomas Varney, P.E., Varney Engineering, Agent for Joseph T. Byrne	29 Riverlake Street Map 32 Lot 3	Special Exception Residential (R) Zone
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A **Special Exception** is requested from **Article 300, Section 360** of The Zoning Ordinance to permit a non-habitable structure as principle building on a lot in a Residential Zone.

Chair Rich read the case into the record. The Board reviewed the application for completeness. Mr. Monziona stated he would be recusing himself from this case. Mr. Morgan noted there is an email from an individual requesting copies of the information being presented. Mr. Dever confirmed it was sent to the requester via email. Mr. Morgan asked for confirmation the public hearing was properly posted and notifications were sent to abutters. Mr. Dever stated notices went out last Friday.

Case #20-11 Thomas Varney, P.E., Varney Engineering, Agent for Joseph T. Byrne	29 Riverlake Street Map 32 Lot 3	Variance Residential (R) Zone
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A **Variance** is requested from **Article 300, Section 327** of The Zoning Ordinance to permit a residential garage to be built within the setback requirements.

Mr. Morgan made a motion to continue the application for Cases #Z20-10 and #Z20-11 due to concerns that notices were not provided with adequate time for abutters and interested parties to respond. Mr. LaRochelle seconded the motion. Roll Call: Mr. Monziona – aye; Mr. LaRochelle – aye; Mr. Morgan – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

Mr. Varney stated the application was submitted in a timely manner and asked for clarification on why the application was not accepted. Mr. Morgan stated they are concerned that there was not adequate time between the notices to abutters and tonight's hearing, in particular an email from an abutter indicating information was not posted to the Town website in a timely manner; the certified mail went out last Friday but may not have been received until early this week; the NH Electric Co-op has a pole in the middle of the site and they have not had time to response. Mr. Varney asked if this is different from the normal process. Chair Rich stated they typically have notices out more than five days in advance. Mr. Dever stated one of the problems was the inability for the public to come into Town Hall to get materials but that has since changed. It was noted the Board is choosing to continue these cases and the continuance will not count against the applicant.

Case #Z20-12 Shawn & Denise Hawkes	17 Lantana Lane Map 54 Lot 33	Special Exception Lakeshore Residential (LR) Zone
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A **Special Exception** is requested from **Article 300, Section 320 D.** of The Zoning Ordinance to replace an existing seasonal cabin with a 2 car garage with expanded year round living quarters above.

Chair Rich read the case into the record. The Board reviewed the application for completeness.

Mr. Monziona made a motion to accept the application for Case #Z20-12 as complete. Mr. Morgan seconded the motion. Roll Call: Mr. Monziona – aye; Mr. LaRochelle – aye; Mr. Morgan – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

Shawn Hawkes, applicant, stated the intent is to tear down an old cottage and replace it with a two-stall garage, with living space above, meeting or exceeding current energy guidelines. The project need is due to his essential worker status and the need to quarantine from family members when he returns home. He stated the cottage is 27' by 27' and would be replaced by a 28' by 36' two stall garage with loft above. The loft above the garage will have a kitchen and bathroom; the current state approved septic system is for four bedrooms and the number of bedrooms on the property will remain the same. The existing driveway will remain and the impervious surface will remain under 20%. It was confirmed the square footage would be going from 580 to 1,008 square feet. Chair Rich asked if this structure would be obstructing any views. Mr. Hawkes shared pictures of his property and noted an abutter's garage is higher than his will be. He stated he could rebuild the cottage and still put up a garage but this will reduce the number of potential buildings on his lot.

Chair Rich opened the hearing to input from the public. None was indicated. Chair Rich opened the hearing to input from anyone in opposition to the special exception being granted. None was indicated. Chair Rich closed the hearing to public input.

Discussion – Case #Z20-12

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 the use is not changing. The Board agreed.

Chair Rich 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 will enhance the property and improve values. The Board agreed.

Mr. LaRochelle stated there **is no** valid objection from abutters based on demonstrable fact. No abutters came forward and no letters or communications in opposition were received. The Board agreed.

Mr. Monziona 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. The Board agreed.

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

Mr. Morgan stated there is adequate area for safe and sanitary sewage disposal and water supply. The Board agreed.

Chair Rich stated the proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan. The Board agreed.

Mr. Monzione made a motion to grant the application for Special Exception for Case #Z20-12. Mr. Morgan seconded the motion. Roll Call: Mr. Monzione – aye; Mr. Morgan -aye; Mr. LaRochelle – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

OTHER BUSINESS

1. Previous Business: None
2. New Business: None
3. Approval of Minutes:

Meeting of June 4, 2020 – The Board reviewed the minutes. **Mr. Monzione made a motion to approve the minutes as presented. Mr. LaRochelle seconded the motion. Roll Call: Mr. Monzione – aye; Mr. LaRochelle – aye; Mr. Morgan – abstain; Mr. Lee – aye, Chair Rich – aye. Motion passed, 4-0-1.**

4. Correspondence: None.

ADJOURN

Mr. Morgan made a motion to adjourn. Mr. Monzione seconded the motion. Roll Call: Mr. Monzione – aye; Mr. LaRochelle – aye; Mr. Morgan – aye; Mr. Lee – aye, Chair Rich – aye. Motion passed, 5-0-0.

The meeting was adjourned at 9:20pm.

Respectfully Submitted,

Jennifer L. Riel

Jennifer Riel, Recording Secretary

ATTACHMENT #1

***CHECKLIST TO ENSURE ZONING BOARD MEETINGS ARE COMPLIANT WITH THE
RIGHT-TO-KNOW LAW DURING THE STATE OF EMERGENCY***

As Chair of the Alton Zoning Board of Adjustment, due to the COVID-19/Coronavirus crisis, and in accordance with Governor Sununu's Emergency Order #12, pursuant to Executive Order 2020-04, this Board is authorized to meet electronically, and these reasons shall be reflected in the minutes.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone:

Members of the public wishing to attend this meeting electronically may call the conference call number from home. Follow the instructions listed under "News and Announcements" on the town's website: www.alton.nh.gov.

b) Providing additional public access by video or other electronic means:

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through the link that is listed under "News and Announcements" on the town's website: www.alton.nh.gov.

c) Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to abutters and the public of how to access the meeting via telephone conference and by using Zoom.

d) Providing a mechanism for the public to alert the public body during the meeting that a member of the public wishes to speak or be recognized during public input at a public hearing:

If you are calling in by conference call, press the "star" sign and then "9" to "raise your hand" to request to speak to the Board. If you are using a laptop computer, use the "raise hand button" to request to speak to the Board. Several members of the public may be conferenced in, and requests to speak will be handled sequentially, one at a time. The Zoom Moderator will allow you to speak when the Board opens public input.

e) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access:

If anybody has a problem accessing the meeting, please call (603) 507-1002.

f) Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting via conference call, or there are difficulties with the Town's equipment, the meeting will be adjourned and rescheduled to Thursday, August 6, 2020, at 6:00 pm at the Town Hall.

UNTIL FURTHER NOTICE: To keep our members and staff safe, and to comply with RSA 91-A, the COVID-19 State of Emergency, and the Governor's Orders on restrictions at public gatherings, the Town of

Alton has moved from "in-person" meetings to "remote audio participation meetings" until further notice. You may call the Planning Department at (603) 875-2162 between 8:00 AM to 4:30 PM for more information, and for the Dial-in Code and Meeting ID for each Zonong Board meeting.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote. Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is also required under the Right-

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