

Call to Order: J. Dube called the meeting to order at 7:10 p.m.

Present: Bruce Holmes, Tom Hoopes, Cynthia Balcius, Jeremy Dube, Cris Blackstone, and Wally Keniston

Others Present: Monica Jerkins – Planning Assistant and Jennifer Fortin – Secretary Pro Temp

Appointment of Alternates: Wally Keniston to take Jeanne Crouse's place.

Approval of Minutes: Motion by J. Dube to continue until the next meeting, seconded by T. Hoopes.

Approval of Agenda:

Case #P06-57 – John R. Boudreau has asked that he be continued until the 9-16-06 meeting and there is a New Business item – a letter from Brian Boyers the Code Officer regarding the Nextel Building Permit. Motion made by T. Hoopes to accept the agenda as amended, seconded by B. Holmes. Motion passed with all in favor.

Public Input:

None at this time

Applications for Public Hearing:

Case#P06-74A

Map 11, Los 27

Design Review

John & Rose Ligotti, Trustees

Sanctuary lane & Dan Kelly Drive

R. Ligotti Realty Trust

Request submitted by Richard S. Ladd, LLS, on behalf of the property owners, R. Ligotti Realty Trust, for a conceptual design review of a proposed subdivision. The property is located within the Lakeshore Residential Zone.

Richard Ladd – The lot is 43-acres and the owners are looking to do a 6-lot subdivision. What does the board or the town require of the owners to do to Dan Kelly Drive in order to get these lots approved. The road is ~15' gravel road. The town does maintain the road. It is 50' until almost the last lot where it drops to 40'. Would the town require a turn-around where the Class V ends?

T. Hoopes – What happens at the end of Sanctuary Lane?

R. Ladd – That goes up and goes to another loop above.

T. Hoopes – Is it a private road?

M. Jerkins – Dan Kelly Drive is a private road and Sanctuary Lane is a Class V town road.

T. Hoopes – The Road Agent sent a note stating that this was not recommended due to the fact that it is a private road and it would have to be brought up to Class V standards per the Highway Agent. Town Regulations say that you cannot have a subdivision on a road that is not Class V. Those lots that are not on Class V would have to be brought up to town standards.

R. Ladd – Is Dan Kelly a Class VI Private Road?

M. Jerkins – Dan Kelly is a private ROW, it is Class VI, and in the winter the town does maintain the road.

J. Dube – The town does have a few roads that are private that they maintain.

T. Hoopes – Lot 3 has wetlands, how do you propose getting on the lot?

R. Ladd – The wetlands are narrow and it is spillage over from the well house that created a wetland and yes we would have to get a wetlands permit to cross.

T. Hoopes – Is it a self-rising well?

R. Ladd – I don't know I haven't been in it.

C. Balcius – Has the whole site been delineated for wetlands?

R. Ladd – This is all the wetlands that we saw on the site and no it hasn't been delineated.

C. Balcius – Our requirement is a Wetlands Scientist on site to delineate.

J. Dube – The dimensions of Lots 4, 5, 6, & 7, meaning the length to width ratio. They seem long and skinny and the dimensions are not on the plan.

R. Ladd – They are ~155' wide and ~1000' deep.

T. Hoopes – The idea is to avoid bowling alley lots.

Motion made by T. Hoopes to open to public input, seconded by W. Keniston. Motion passed with all in favor.

M. Jerkins – I received a letter from an abutter pertaining to this property and they requested that it be read into the record.

George Major from Sanctuary Lane – Is lot 27 going to be accessed from Sanctuary Lane or from Dan Kelly?

R. Ladd – Sanctuary Lane

George Major – What is the primary use for this land?

J. Dube – Development, house lots.

G. Major – What provisions are made in property changes like this for changes in run-off or houses that abut the property (i.e. Snow melt, rain)?

C. Balcius – There are changes to drainage but I am not an engineer that could answer that. The board is aware of situations where there are issues with drainage. Our Town Engineer helps us and picks out issues where we could make suggestions on the plan too.

W. Keniston – Is lot 2 being looked at for future subdivision?

R. Ladd – Absolutely not, it is a single lot for a house.

T. Hoopes – Does the land slope up from Dan Kelly and Sanctuary?

R. Ladd – Yes

Ralph Bevin – The road in the winter is maintained by the town, is there going to be a turn-around for the trucks in the winter?

J. Dube- There is a turn-around already there.

T. Hoopes – In the comments from the road agent he states that for a subdivision to be made it has to be off of a Class V road.

William Young – Lot 3 about the water, there is a running stream there constantly. I have never had so much water, I bought the property 6 years ago and the last two rains I was flooded. The water constantly runs and comes from Swan Lake Trail, it is like a waterfall and it eventually goes to 28A. My concern is when trees are being cut and moving things it is wet and damp. There is a constant stream going to the culvert.

Wayne Gordon – My cottage is across the street from Mr. Young, lot 3 there is a heavy brook that runs for 2-3 months after the thaw. Lot 2 are there any plans for future development? There is a large culvert there that dumps a lot of water on my property and makes it a lot of it unusable. My concerns are that further development will only cause more of my land to be under water.

J. Dube – There is no future development for lot 2. As our regulations state, the applicant needs to provide us with future development with their application.

R. Ladd – There is going to be no further development on lot 2 and I am sure the owners will put that into writing as a stipulation on the plan.

Christine Simone – There is a large waterfall on the land and it is really soggy there. It is crazy up there.

T. Hoopes – The run-off would have to be adequately handled. This is a Design Review. When he comes back with a proposed subdivision that is the formal application. At that point we will notify you again and if you wish to speak you can do so and point out these issues.

J. Dube – I will close public input.

M. Jerkins – Letter received dated 8-17-2006, Dear Chairperson, Alton Planning Board: My family and I reside at 82 Dan Kelly Drive occupying our 4-season home from June through August and weekends for the balance of each year. While we have no objections to the proposed subdivision of lot 27, we do have a concern over the increase of traffic this will generate over the ROW. We own the last two lots on the lakeside of Dan Kelly Drive and increased traffic can and will result in deterioration of the road granting access to our property. If the board approves the Design Review, we request that the design include a widening of Dan Kelly Drive from its intersection with Sanctuary Lane to the end of Dan Kelly Drive, which is at the end of the stonewall bordering our empty lot. We are lots 23 and 24 on map 35 of the Town of Alton dated April 1, 2004. We also request that the road be widened to the footage noted in the individual deed ROW of all property owners on Dan Kelly Drive. Finally, we ask that this letter be read in to the minutes of public hearing on this matter being conducted on this date by the Alton Planning Board since prior commitments (business related) require our returning to Chicopee, MA the morning of 8-17-06 and returning late the evening of 8-20-06 at soonest and 8-26-06 at latest. Thank you, Sincerely yours James A. Raschilla.

J. Dube – Thank you.

Case#P06-71

Map 15, Lot 56, 56-2, 57, & 60

Design Review

Carl Norby & David Reynolds

Old Wolfeboro Road

Request submitted by Randy Walker, Esquire, on behalf of the property owners, Carl Norby and David Reynolds, for a conceptual design review of a proposed 19-lot subdivision with an interior road. The property is located within the Rural Zone.

C. Balcius – Recused herself.

R. Walker – There are three entrance proposals:

1. Straight with no flare

Sullivan's lot would be bigger, it would be on Ridgewood Lane, McDuff's lot 15/57 would merge with lot 22.

2. Curl Road "S" – it would consume 47' of frontage, lot 22 would be smaller, lot 22 would have no frontage, and Sullivan lot would be bigger.

3. Flared entrance – it would be smaller and consume the 47' frontage on lot 22.

The second change would be that we do not need a waiver request for McDuff Road because that issue has been resolved.

The third change is that we added a lot and moves lot lines around.

T. Hoopes – The flare would have to go to the Selectmen.

J. Dube – I met with the Town Attorney and the Selectmen and the flare is not to be accepted unless there is a clear public benefit. The snake road looks good and seems to comply better out of the three.

C. Balcius – We have an interconnected existing wetlands permit already.

Motion made by T. Hoopes to open it up to open it up to the public, seconded by W. Keniston. Motion passed with all in favor. Unanimous.

Tom Varney – I am an abutter and I feel the town needs to protect the land and deny the application.

J. Dube – Our intent is not to devalue the town.

T. Varney – This subdivision is different. This is special land. There is a lot of wildlife up there.

J. Dube – I will close public input.

R. Walker – Inaudible

Case#P06-63

Map 62, Lot 1-7, 1-8, & 1-9

Boundary Line Adjustment

Mills Cove Realty

Mauhut Shores Road

Application submitted by David M. Dolan, LLS, on behalf of the property owners, for a Boundary Line Adjustment between the subject parcels referenced above. The properties are located within the Lakeshore Residential Zone.

M. Jerkins – There are no waivers requested. After staff review, the staff agrees that the following are not needed for a boundary line adjustment: 7.2.4 – Subdivision Name, 7.2.25 – Substandard Lot, 7.2.26 – Existing and Future Improvements, 7.2.27 - Elevations, 7.2.28 – Public Use, 7.2.29 – Future Development, 7.2.31 - Descriptions, 7.2.32 – Reserved Areas, 9.14.

C. Blackstone – Why are you doing this?

D. Dolan – These lots were part of a subdivision that was approved in 2004. These are minor lot line adjustments. There is about 100 sq. ft. being transferred from lot 1-7 to lot 1-8 and from lot 1-9 to lot 1-8 and from lot 1-8 to 1-9. The reason for the change is those minor adjustments affect the extension of the property line out into the lake. The property owners can't get dock permits without this adjustment because they don't have enough frontage.

Motion made by T. Hoopes to grant waivers 7.2.27 – Elevations and 7.2.33 – Wetlands and the staffs doesn't believe we need any other waivers, seconded by C. Blackstone. Motion passed with all in favor. Unanimous.

J. Dube – Open it to public. Seeing none I will close public

Motion made by T. Hoopes to approve the Boundary Line Adjustment for Case #P06-63 Mills Cove Realty, seconded by C. Blackstone. Motion passed with all in favor. Unanimous

C. Balcius has resumed her seat.

Case#P06-64

Map 56, Lot 21, 23, & 24

**Boundary Line Adjustment
Woodland Shores Road**

**Walter F. Stewart, Ann R. Sherpick, &
Richard G. & Sheila M. Walsh**

Application submitted by Randy R. Orvis, of Orvis & Drew, LLC, on behalf of the property owners for a proposed Boundary Line Adjustment that would annex the entirety of Map 56 Lot 23 in separate portions to Lots 21 and 24. The properties are located within the Lakeshore Residential Zone.

M. Jerkins – The applicants are asking for the following waivers: 7.2.14 – Building Lines, 7.2.24 – Soils, 7.2.27 – Elevations, 7.2.31 – Descriptions, and 7.2.32 - Wetlands. They are requested because there is no further development proposed. However, there is a removal of a building.

Motion made by T. Hoopes to grant the waivers for 7.2.14, 7.2.24, 7.2.27, 7.2.31, & 7.7.32, seconded by C. Balcius. Motion passed with all in favor. Unanimous

R. Orvis – The applicants will remove the existing building and divide the property. They would like to annex lot 23 and combine it with lots 21 & 24.

J. Dube – I will open it to public. Seeing none I will close public.

W. Keniston – Are you intending to remove the dock system from the lot as well?

R. Orvis – No decision have been made for removing that. The dock is grandfathered and doesn't pertain to the previous situation.

M. Jerkins – There is the demolition of a house with this application so may I suggest that any and all precautions be taken to protect the quality of the lake with erosion control measures and that sort of thing during the demolition process.

C. Balcius –A note on the plan would be good.

M. Jerkins – They will need a demolition permit for that also

M. Jerkins – If the board is considering approval I would suggest that conditions be put on that any required permits be addressed.

J. Dube – I have thoroughly read the complete letter from the Lockes and Town Council has read it also, and he has advised us to move on however we feel appropriate and that we have not bypassed this letter by any means and that he is given us the word and go ahead.

Motion made by T. Hoopes to approve Case # P06-66 2-lot subdivision with the following conditions, standard erosion control features, all state and federal permits are necessary, and that the application be signed and stamped by a wetlands scientist and that the 25' wetland buffer be appropriately shown, seconded by C. Blackstone. Motion passed with all in favor. Unanimous.

Case#P06-62

Map 2, Lot 23

2-Lot Subdivision

Richard Holmes, Trustee

Hollywood Beach Road

Holmes Land Trust

Application submitted by David A. Berry, on behalf of the property owner, Holmes Land Trust, for a proposed 2-lot subdivision. The property is located in the Rural Zone.

C. Balcius – The 25% slopes need to be shown. I know the site fairly well and this is pretty steep with a lot of erosion going on out there.

Motion made by C. Balcius not to accept Case #P06-62 Map 2 Lot 23 due to missing information on the plan, seconded by B. Holmes. Motion passed with all in favor. Unanimous

J. Dube – This would be a re-application because it wasn't accepted.

Case#P06-31

Map 27, Lot 52

2-Lot Subdivision

NH Electric Cooperative

NH 11 & 28

Application submitted by David Horton, NH Electric Cooperative for a proposed 2-lot subdivision. The property is located at Route 11 & 28 within the Residential Commercial Zone. Continued from the May 16, 2006 hearing.

M. Jerkins – The applicant has brought plans with the m tonight with some minor changes that I haven't seen yet.

C. Blackstone recused herself.

Jim Merrill – The changes are very minor. The note added is that there was a variance granted by the ZBA. There is also a note on the plan to show where the snow disposal area is going to be.

J. Dube – Monica Please sign it in.

J. Dube – Was this accepted back in May?

J. Merrill – No we were sent to the ZBA.

Motion made by T. Hoopes to accept Case #P06-31 2-lot subdivision, seconded by C. Balcius. Motion passed with all in favor. Unanimous

Richard? – NH Electric Coop wants to subdivide and lot 1 would be present garage and office building and lot 2 would include the substation. A zoning variance was granted for the frontage for lot 2. The access to lot 2 is down the driveway between lot 53 and lot 1. The driveway will be used in common with lots 1, 2, & 53. There is a substantial wetland and there is also a 25' wetland buffer on the plan. There are also going to be other easements required for the utility lines.

W. Keniston – For the zone it says the minimum lot area is allowed with municipal water. Do you have municipal water?

Richard? – Yes, lot 1 will be served by municipal water lot 2 will not. Lot 2 is going to be strictly a utility substation. There will be no sewer or water.

J. Dube – I will open it to public, seeing none I will close public input.

Motion made by C. Balcius to approve Case #P06-31, Map 27 Lot 52, 2-Lot Subdivision for NH Electric Cooperative, seconded by B. Holmes. Motion passed with all in favor.

Case #P06-70

Map 14 Lot 20

8-Lot Subdivision

Daniel A. Weldon, Trustee

East Side Drive (Rte 28A)

C&D Realty Trust

Application submitted by Joseph M. Wichert, LLS, Inc., on behalf of the owner, C&D Realty Trust, for a proposed 8-lot subdivision with an interior road. The property is located within the Lakeshore Residential Zone.

C. Blackstone resumed her seat.

M. Jerkins – There are no waivers requested.

Motion made by T. Hoopes to accept Case #P06-70, 8-lot subdivision, seconded by B. Holmes. Motion passed with all in favor

Joe Wichert – The parcel is ~11.7-acres in the Lakeshore Residential Zone. We are proposing to create 8 building lots. We have applied for the state driveway permit which is pending and we are also pending on the state dredge and fill.

J. Dube – We would like this to go out to CMA for review. On the proposed road, it flares at the bottom and it looks at how it is drawn that there is no need for it to.

T. Hoopes – If the conservation land goes with lot 4 that there would be some restrictive language that they could not do certain things with it and that it grants access to the other lot owners. If it is separated would it be in an association that owns it.

J. Wichert – Yes, and note 7 on the plan – the intent of the easement area is to serve the residence of the 8 building lots in the development.

Motion made by T. Hoopes to send the engineering work on for estimate to CMA, seconded by W. Keniston. Motion passed with all in favor.

Motion Made by T. Hoopes to have a site walk on September 12, 2006 at 6:00pm, seconded by C. Balcius. Motion passed with all in favor.

Motion made by T. Hoopes to continue Case #P06-70 until the September 19, 2006 meeting, seconded by C. Balcius. Motion passed with all in favor.

J. Dube recused himself for the next case.

Case #P06-75

Map 50 Lot 16

Conceptual Review

Dennis Witherbee

Loon Cove Road

Request submitted by Melissa C. Guldbransen, Esquire on behalf of the property owner, Dennis Witherbee, for a conceptual review of a proposed condominium conversion. The property is located within the Lakeshore Residential Zone.

J. Dube – Representing Dennis Witherbee (grandfather). We currently have 3 cottages on the lake. We have 2 – 2 bedroom cottages and 1 –1 bedroom cottage. They all meet the setbacks for the lake and right now there is a septic going through DES for approval. The lot is only 1/3-acre and with the sand and gravel on the lot we need to be 125' from the lake. We are requesting a waiver because we are only about 101' away. This has gone to the Selectmen for approval and we are waiting to hear. The intent of the project is to convert them into condos. The reason is that my grandfather is getting ready to retire and getting tired of dealing with the cleaning and the upkeep of the cottages. There is no plan of adding a foundation or jacking the cottages, we are looking to do an exterior face-lift. There is no intent of having it year round. We are planning on putting foam insulation on the outside and going over it with some cedar shakes, re-roofing, new septic, and a new well. The current septic is being approved for 5-bedroom septic. The only other work that would be done would be some basic landscaping. We are having the lot re-surveyed. No paving will be done and it will be in the restrictions that paving is not allowed. The rest of the lot is grass with natural bushes on the waters edge. We intend to keep all of that and probably put in an irrigation system. So that the grass that is there will get better. The grass goes all the way to the lake right now. There are two boat docks and there is on large beach that is about 50' long and 50' deep and none of that will be touched. We will just define the edge around it.

C. Balcius – Currently there are no foundations and there are none proposed, you just want to turn them from 3-season to year round.

J. Dube - They are already insulated and there is year round water. The water right now comes from our house. It is really an odd situation. We have three pieces of property on Loon Cove Road and the cottages have frontage on Loon Cove Road and Farmington Road. The water comes from our house, which is about 200' up the road. The pipes are buried down about 6' and goes under two of Alden Norman's roads that he put in. Across from the cottages we have two storage sheds.

C. Balcius – Are you going to keep the same water source?

J. Dube – No, that is why we are going to put a drilled well in. Right now we rent them weekly from when we can turn the water on until we need to shut the water off. My grandfather is going to keep the easement down the side of the property to access the beach.

C. Balcius – how much lake frontage?

J. Dube – About 340'

Motion made by T. Hoopes to continue beyond 10:00pm, seconded by C. Blackstone.

W. Keniston –Do they have heating?

J. Dube – They are heated by monitor propane heaters.

W. Keniston – With the new well could someone live there in the winter?

J. Dube – If they went through the process they could.

C. Balcius – We will want to see a site plan. Who is doing your septic design?

J. Dube – Tom Varney is doing the septic design and Paul Darvishue is doing the survey. We will have the high water marked by a wetlands scientist.

T. Hoopes – your 15 minutes have been deemed up.

Old Business:

M. Jerkins – we had talked previously about interest payments on escrow accounts. Typically in the past the interest has gone to the town. However, there are a few people, St. Katherine's Church and Budrose of Chestnut Cove Subdivision, who had requested that they get their interest back. I can't find it in the regulations stating it has to be one way or the other. After speaking with Russ and Attorney Sessler it is in the purview of the board to decide. Mr. Budrose right now has \$795,000.00 sitting in an account which accrues ~\$2200.00 interest per month. This is a substantial amount of money and he is interested in getting his interest payment each month. I would like the board to discuss it and make a motion.

T. Hoopes – Are there any expenses incurred by the town?

M. Jerkins – The money is just sitting there. Interest is typically on these roads bonds returned to the applicant's at the end of the road when the bond is released.

Motion made by T. Hoopes that refunds are made only when there is a disbursal made upon completion of the project, seconded by B. Holmes. Motion passed with all in favor.

M. Jerkins – Brian Boyers the Code Official has submitted a letter pertaining to Nextel Tower on Prospect Mountain Road.

T. Hoopes – They want to increase the size of equipment shelter and add a new building and replace 9 antennas with 12 antennas. The total cast of improvements is \$100,000.00.

C. Balcius – I have no problem with this as long as it conforms to Planning board approval and there are no lights.

J. Dube – I think they should have to come in with an amended site plan.

M. Jerkins – The plan that is in front of you attached to the building permit, would that suffice for the amended site plan?

J. Dube – For an amended site plan all they have to do is come in and show what they are proposing as to what is there.

W. Keniston – There are two new structures being put up, a generator pad and a structure.

Motion made by T. Hoopes to request an amended site plan review, seconded by C. Balcius. Motion passed with all in favor.

Correspondence:

Comparison by population chart – take home to review and discuss at the next meeting.

Scribner Subdivision Field Density Test – FYI

LRPC – Land Use Chapter Review – Letter from LRPC to Jeremy outlining steps in completing the Land Use Chapter, Draft copy, which incorporates all the grammatical changes and formatting changes that LRPC did to complete the chapter. There are no substance changes at all. Included are copies of the actual changes.

Motion made by B. Holmes to adjourn at 10:27pm, seconded by C. Balcius. Motion passed with all in favor. Unanimous

Adjournment

Jeremy Dube, Chairman

Respectfully submitted,
Jennifer Fortin
Recording Secretary