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TOWN OF ALTON
ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING MEETING
Thursday, September 7, 2023, at 6:00 P.M.
Alton Town Hall

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MEMBERS PRESENT

Thomas Lee, Chair
Frank Rich, Vice Chair
Paul LaRochelle, Selectman's Representative
Mark Manning, Member
Tim Morgan, Member

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OTHERS PRESENT

Padro Avila, Building Inspector
Jessica Call, Town Planner
Shaina & Daniel Laurin, agents for owners
Michael Metcalfe, applicant
John Irons, applicant
Richard Fiore, owner
Brad Jones, Jones & Beach, agent for applicant
Gary Nadeau, applicant
Gary Sullivan, owner
Joe Manzic, resident
Chris Island, resident
Dawn Burke, resident
Kim Comstock, resident
John Dever, agent for applicant
Brad Smith, Executive Director of Alton Bay Christian Conference Center

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CALL TO ORDER

Chair Lee called the meeting to order at 6:00 PM.

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36
INTRODUCTION OF BOARD MEMBERS

Roll Call was taken for the Board members and individuals present at Town Hall.

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APPOINTMENT OF ALTERNATES

No appointment of alternates.

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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 that the Board must consider when making a determination. The purpose of the hearing is not to gauge the

45 sentiment of the public or to hear personal reasons why individuals are for or against an appeal,
46 but all facts and opinions based on reasonable assumptions will be considered. In the case of an
47 appeal for a Variance, the Board must determine facts bearing upon the five criteria as set forth
48 in the State's Statutes. For a Special Exception, the Board must ascertain whether each of the
49 standards set forth in the Zoning Ordinance have been or will be met.

50 **APPROVAL OF AGENDA**

51 No changes were made to the Agenda.

52

53 **MOTION: To approve the agenda. Motion by Mr. Rich. Second by Mr. LaRochelle.**

54 **Motion passed 5-0-0.**

55

56 **NEW APPLICATIONS**

Case #Z23-15 Shaina & Daniel Laurin, Agents for Christine & Joseph Perella, Owners	Map 25 Lots 33 & 13 Baxter Place	Variance Rural (RU) Zone
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57 A **Variance** is requested from **Article 400 Section 452A.1** to allow a non-conforming lot of 1.08
58 acres, due to subsequent Lot Line Adjustment where lots under two (2) acres are not permitted.

59

60 The Board reviewed the application for completion. It was confirmed a letter permitting Shaina
61 and Daniel Laurin to act on behalf of the owners, was received.

62

63 **MOTION: To accept the application for Case #Z23-15 as complete. Motion by Mr.**

64 **LaRochelle. Second by Mr. Morgan. Motion passed 5-0-0.**

65

66 Chair Lee opened the public hearing.

67

68 Ms. Laurin stated they purchased lot 25-13, which is under half an acre and if they were to build
69 on it, they would be confined to small area due to setback requirements, particularly with the
70 wetlands. She stated the Perellas offered to sell some abutting land so they could meet wetland
71 and septic setbacks. The lot would then meet shoreline setbacks; the property would remain a
72 right-of-way for the other lots. Mr. Laurin stated that with purchasing this property, the right-of-
73 way would be able to remain where it is. None of the septic system would be on the other side of
74 the road is this adjustment is made. Mr. Morgan noted an abutter questioned the driveway and
75 legal advice was suggested. Ms. Laurin stated she isn't sure who the concerned abutter is but no
76 properties should be affected by this. The Board suggested a legal right-of-way or easement be
77 established to ensure the properties beyond this property are protected. There was discussion
78 about right-of-way requirements; Mr. LaRochelle noted there is a 40' right-of-way with Baxter
79 Place. Mr. Rich confirmed the owners of Lot 25-13 will have land on both sides of the right-of-
80 way.

81

82 Chair Lee stated the Conservation Commission has concerns about the lot line adjustment and
83 extension of the land which will impact the wetlands. Mr. Laurin explained lot 25-12 has
84 significant wetlands which encroach onto their property; he stated because of the amount of
85 wetlands, they have to have 25 and 50 foot buffers which leaves a very small area for the septic

86 and the house but the additional property will allow them to be further from the wetlands. Mr.
87 Laurin explained when they did the test pits, they hit the water table at 22” so they want to put
88 the house on the other property to get it out of the water table. There are houses on all the
89 surrounding properties. The Laurin’s lot will be increased by an acre with the lot line adjustment.
90

91 Chair Lee opened the hearing to input from the public in favor of the proposal. None was
92 indicated.
93

94 Chair Lee opened the hearing to input from the public in opposition of the proposal.
95

96 Chris Island, abutter, lot 25-35, stated there are wetlands in the area which come from
97 Merrymeeting River; there are three ponds across the street, and he has turtle crossing signs in
98 the area; he stated to put a house there would be in direct violation of that crossing which is the
99 narrowest point between the river and ponds. He stated the survey is a contradiction to the
100 registered survey obtained from the Belknap County Registry of Deeds; he stated lot 25-33 was
101 recently granted a permit to live in an RV on the site; over 12 permits were issued on 7/23/2023
102 for lot 25-33 and a foundation is being dug close to the wetlands. He stated no permits are posted
103 at the site.
104

105 Mr. Avila stated the subject he is referring to has nothing to do with lot 25-13; he stated these
106 concerns should be presented at another time. It was clarified the proposal is not to combine lot
107 25-13 and 25-33. Mr. Island stated the right-of-way everyone uses to access their lots is tax map
108 lot 25-33; he stated if the road is in the wrong place, any new owners could be served with a
109 violation notice and not be able to leave their property.
110

111 Dawn Burke, resident on Franklin Way, stated they also use the right-of-way to access their
112 property and it’s been in place since the 1950s; she stated she has a problem with them taking
113 over this lot and making this right-of-way smaller and smaller which can be a problem for safety
114 vehicles. Ms. Burke stated she is also concerned about the other 17 acres and the lots of land as
115 this will set precedent to allow those lots also developed. She stated this will cut more from the
116 waterways and she also has concerns about where the snow from the roadway will go and
117 doesn’t want to see this area further developed as the road can’t handle it.
118

119 Kim Comstock, resident, stated she is also concerned about the safety of the road as well as the
120 stacked development in this area on tiny lots; she stated if there is a requirement for two acres,
121 there are too many deviations that would need to be made to make that happen here.
122

123 Chair Lee closed the public hearing.
124

125 Ms. Laurin stated the two acre minimum is for a lot line adjustment not to build; she stated in
126 regard to the snow removal, nothing is going to change because it’s not being pushed on to their
127 property now or in the future. Mr. Laurin stated there is going to be a house on lot 25-13 and this
128 adjustment only adds to the acreage for that lot; he stated the right-of-way isn’t going to be made
129 any narrower, there will still be a 40 foot right-of-way.
130

131 Chair Lee asked where the turtle crossing is located. Ms. Laurin stated she isn't sure where that
132 is located. Chair Lee stated the concerns by abutters are in regard to all the development
133 however, this proposal takes two lots and merges them for building a single home. Ms. Laurin
134 clarified its not a subdivision but it's a lot line adjustment.
135

136 Mr. Rich asked if all the lots in the subdivision are buildable lots. Mr. Avila stated he doesn't
137 know at this point. It was noted the subdivision was created in 1956 and all lots would be
138 considered nonconforming; all lots would be grandfathered as legal buildable lots. Mr. Avila
139 stated they have been advised by legal counsel that this lot line adjustment would not create a
140 new lot of record. It will now be a new lot and will have to conform to current zoning ordinance
141 regulations. Mr. Rich stated he believes what the applicant is requested, will improve the
142 nonconformity of the existing lot.
143

144 Chair Lee stated the plans were reviewed by the departments and no concerns were indicated in
145 the department reports from the police and fire departments.
146

147 It was noted that if these lots were not combined, both lots could potentially be developed. Chair
148 Lee stated he hears the concerns by residents and abutters, which are valid.
149

150 ***Discussion – Case #Z23-15***

151 *The Board must find that all the following conditions are met in order to grant the Variance:*

152 Mr. Rich stated granting the variance ***would not*** be contrary to the public interest. He stated in
153 his opinion, the applicant is taking a nonconforming lot and improving the nonconformity with
154 one home which will eliminate the possibility of another home being in the area in the future. He
155 stated more acreage will be added to the lot. Mr. Morgan stated if this were not approved, two
156 houses could be built in the area and if that were to happen, the owners of lot 25-13 could
157 potentially force the movement off the property which would be disruptive to the area. Board
158 agreed.

159 Mr. LaRochelle stated the request ***is*** in harmony with the spirit of the ordinance and the intent of
160 the Master Plan to maintain the health, safety, and character of the direct district within which it
161 is proposed. He stated this is a lot line adjustment of two lots to make one, less conforming lot.
162 Mr. Morgan stated the intent of the ordinance is to reduce density, which this proposal will
163 achieve. The Board agreed.

164 Mr. Manning stated that by granting the variance, substantial justice ***will be*** done for the previous
165 reasons stated; keeping the right of way will be a good thing. Mr. Morgan stated substantial
166 justice will be done as the benefit to the applicant outweighs the detriment to the community.
167 The Board agreed.

168 Mr. Morgan stated the values of surrounding properties ***will not be*** diminished. He stated no
169 input was received to indicate that property values would be diminished and combining two lots
170 into one should not reduce values. The Board agreed.

171 Chair Lee stated that for the purposes of this subparagraph, *“unnecessary hardship” means that,*
172 *owing to special conditions of the property that distinguish it from other properties in the area:*

173 i. No fair and substantial relationship exists between the general public purposes of
 174 the ordinance provision and the specific application of that provision to the
 175 property;

176 ii. The proposed use is a reasonable one.

177 Chair Lee stated the proposed use is reasonable and the request is reasonable. Mr. Morgan stated
 178 the unnecessary hardship in this case is there are a number of lots which don't conform with the
 179 current ordinance as they were created in 1956; in order to use the lots, some variance needs to
 180 be granted and the proposed use is residential so is reasonable. The Board agreed.

181
 182 **MOTION: To grant the request for a variance to Article 400 Section 452A.1 for Case #Z23-**
 183 **15 with the following condition:**

- 184 • The existing right-of-way is not interrupted in any way for property owners
 185 accessing their lots beyond lot 25-13 and it shall be maintained to 40 feet wide. This
 186 condition shall be included in the deed.

187 **Motion by Mr. LaRochelle. Second by Mr. Morgan. Motion passed 5-0-0.**
 188

Case #Z23-16 Michael Metcalfe, Owner	Map 73 Lot 43 340 Sleepers Island	Variance Lakeshore Residential (LR) Zone
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189 A **Variance** is requested from **Article 300 Section 327A** to permit to allow the construction of a
 190 shed within the side setback.

191
 192 The Board reviewed the application for completion. Mr. Morgan stated there is no licensed
 193 stamped survey included. Mr. Metcalfe confirmed he does not have that yet but is willing to
 194 obtain it. The Board agreed to continue the case until the survey is obtained and provided to the
 195 Board.

196
 197 **MOTION: To continue Case #Z23-16 to October 5, 2023. Motion by Mr. Manning. Second**
 198 **by Mr. LaRochelle. Motion passed 5-0-0.**

199
 200 The Board reviewed the application for Case #Z23-19 which is also missing a stamped survey.

Case #Z23-19 Cerutti Contracting, LLC, Landon Allen/ John Dever, Agents for C, Janice Ferguson 2001 Revocable Trust, C Janice Ferguson & E. Karen Shirley, Trustees	Map 59 Lot 11 14 Melody Lane, Alton	Special Exception Lakeshore Residential (LR) Zone
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202 A **Special Exception** is requested from **Article 300 Section 320.J** to permit removal and
 203 replacement of an existing two (2) bedroom cabin with a new two (2) Bedroom home that a
 204 portion of the deck encroaches into the shorefront set back.

205
 206 The Board reviewed the application for completion. It was confirmed there is no stamped survey
 207 included in the application. Mr. Dever stated he was not informed a survey was needed as the
 208 encroachments are not changing; when the materials were submitted, nothing was indicated to

209 him that a survey would be required. He explained the plan submitted is the plan submitted by
210 the State of New Hampshire to replace the structure. It was agreed to continue the case to have
211 the survey submitted.

212
213 **MOTION: To continue Case #Z23-19 to October 5, 2023. Motion by Mr. Manning. Second**
214 **by Mr. LaRochelle. Motion passed 5-0-0.**

215
216

Case #Z23-17 Norway Plains Associates, Inc, Steve Oles, Agent for John Irons, Applicant and Richard & Arlene Fiore, Owners	Map 27 Lot 42 19 Depot Street	Variance Residential Commercial (RC) Zone
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217 A **Variance** is requested from **Article 463 Section B** to permit access to building lot via 20'
218 right-of-way off Depot Street. Lot meets the 150' frontage requirement on NH Route 28.

219
220 The Board reviewed the application for completion.

221
222 **MOTION: To accept the application for Case #Z23-17 as complete. Motion by Mr.**
223 **LaRochelle. Second by Mr. Rich. Motion passed 5-0-0.**

224
225 John Irons, applicant, stated he is looking to purchase the property which has a multifamily home
226 and a barn; he stated the lot is existing with frontage on Route 28 and it qualifies for the
227 development with that frontage but not the frontage on Depot Road. He stated they don't want to
228 put more structures on the land but intend to renovate the barn to a primary home. They also
229 want to put in a Christmas tree farm on the roadside. Mr. Irons stated they are not allowed to cut
230 into the lot from Route 28 but there is a right-of-way from Depot Street.

231
232 Mr. Avila stated per legal counsel, approval is also needed from the Board of Selectmen.

233
234 Mr. Irons stated they have no intention to subdivide the property further. He stated he was
235 advised the purpose of this is to allow them to create another residence on the ten acres and the
236 variance is needed because of the lack of road frontage. The variance will allow the extension of
237 the driveway to the location of the existing barn.

238
239 Jessica Call, Town Planner, explained in order to subdivide, frontage is required off a class VI or
240 better road which would be Depot Street. Mr. Irons stated they intend to keep all of the ten acres;
241 they will live in the primary home and rent the multifamily. Ms. Call stated the house needs to be
242 subdivided from the ten acres. Mr. Irons stated the plans presented indicate subdivision as that
243 was the advise from the Town. Ms. Call stated there can be a house and a barn with an ADU on a
244 property; she stated there cannot be two dwelling units on a single lot unless there is 45 or more
245 acres and must be in the rural zone. She stated this lot is not in the rural zone. Mr. LaRochelle
246 stated the application is for a 20 foot extension of the right-of-way in order to meet the road
247 frontage requirements. Mr. Avila stated because of the nature and intent of the project, having
248 two dwellings on the lot, there must be subdivision of the lot per the regulations. Mr. LaRochelle

249 stated the application is not for a subdivision. Ms. Call stated it would be a different application.
250 Ms. Call explained because Depot Street is not considered a Class V or better road, the variance
251 is to have frontage off the right-of-way. After discussion, it was agreed that a subdivision is in
252 fact needed; the variance is the first step before going to Board of Selectmen and the Planning
253 Board for approval of the subdivision. Mr. Irons stated the plans by Norway Plains proposed
254 dividing off two acres for the multi-family home. Mr. LaRochelle questioned if there is a
255 required to have two driveways or can driveways be shared. Ms. Call stated its possible to have
256 shared driveways. Mr. Irons stated with the 20 foot extension, there will be space for two
257 separate driveways. Mr. Avila clarified there will be one driveway to the property line and it will
258 divide after the property line so an easement may be needed. There was further discussion about
259 the maintenance of the road.

260
261 Chair Lee opened the hearing to input from the public in favor of the proposal. None was
262 indicated.

263
264 Chair Lee opened the hearing to input from the public in opposition of the proposal. None was
265 indicated.

266
267 Chair Lee closed the public hearing.

268
269 Chair Lee clarified this case is strictly about an extension of 20 feet of road frontage on Depot
270 Street.

271
272 **Discussion – Case #Z23-17**

273 *The Board must find that all the following conditions are met in order to grant the Variance:*

274 Mr. LaRochelle stated granting the variance **would not** be contrary to the public interest. He
275 stated this is an adjustment for the roadway, right-of-way extension of 20 feet to create a better
276 entrance for the property. Mr. Morgan stated the public interest is to control frontages and
277 density and this would not be contrary to accommodate the request. Board agreed.

278 Mr. Manning stated the request **is** in harmony with the spirit of the ordinance and the intent of
279 the Master Plan to maintain the health, safety, and character of the direct district within which it
280 is proposed. He stated this falls within the intent for reasons previously stated. The Board agreed.

281 Mr. Morgan stated that by granting the variance, substantial justice **will be** done. He stated the
282 benefit to the applicant outweighs any detriment to the Town. The Board agreed.

283 Chair Lee stated the values of surrounding properties **will not be** diminished. He stated this will
284 enhance the properties with regard to better accessibility to the property. Mr. Rich stated no
285 evidence was presented to indicate values would be diminished. The Board agreed.

286 Mr. Rich stated that for the purposes of this subparagraph, “unnecessary hardship” means that,
287 owing to special conditions of the property that distinguish it from other properties in the area:

- 288 i. *No fair and substantial relationship exists between the general public purposes of*
289 *the ordinance provision and the specific application of that provision to the*
290 *property;*

291 ii. *The proposed use is a reasonable one.*

292 Mr. Rich stated the proposed use is reasonable and the request is reasonable. The Board agreed.

293

294 **MOTION: To grant the request for a variance for Case #Z23-17 to Article 463 Section B**
295 **with the conditions that the right-of-way be extended to a length of 75 feet and will not be**
296 **maintained by the Town, contingent on approval by the Board of Selectmen. Motion by**
297 **Mr. Manning. Second by Mr. Morgan. Motion passed 5-0-0.**

298

299

Case #Z23-18 Jones & Beach, Brad Jones, Agent for Gary Nadeau, Owner	Map 9 Lot 9 NH Route 11, Alton	Special Exception Rural (RU) Zone
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300 A **Special Exception** is requested from **Article 400 Section 401.D.42 and Article 600 Section**
301 **602.C.3** to permit two proposed Retail Stores with associated parking areas and access drive onto
302 Route 11.

303

304 The Board reviewed the application for completion.

305

306 **MOTION: To accept the application for Case #Z23-18 as complete. Motion by Mr.**
307 **Manning. Second by Mr. Rich. Motion passed 5-0-0.**

308

309 Brad Jones, Jones and Beach Engineers, representative for the applicant, stated the lot is 12 acres
310 with 1580 feet of frontage; he stated the plans are to put two retail buildings, sized about 12,000
311 to 13,000 square feet. He stated it is an allowed use in this zone, with Special Exception. Mr.
312 Jones stated the property is in the aquifer protection zone; he explained the anticipated sewer
313 loading would be equivalent to a single family home. Mr. Jones stated the overall buildable area
314 is 5.4 acres; there would be the potential for up to seven homes on the 12 acre lot. He stated they
315 have met with NH DOT for a curb cut but a traffic study is still needed. Mr. Jones stated this is
316 in a business district and they talked to abutters about the site; a letter was received from
317 Virginia Adams and she has no concerns with the project.

318

319 Chair Lee stated the letters from the Town departments indicate the Fire Department doesn't
320 have any concerns; the Highway Department has no concerns, noting there is a lot of permitting
321 needed with NH DOT; Site Plan approval will be needed from the Planning Board. He stated the
322 Zoning Board has the right to require a licensed hydrogeologist to inspect the site if they believe
323 it is needed.

324

325 Mr. Avila stated he will want to have a meeting to discuss various issues including septic tank
326 loading.

327

328 Mr. Rich questioned if they need a hydrogeologist report before approving a Special Exception;
329 he stated he is concerned the report might have important information they need before making a
330 decision. The Board agreed.

331

332 Ms. Call stated a review is also needed by the Town Engineer.

333

334 Mr. Jones asked if they would be able to move forward with a Special Exception on the business
335 before they move forward with getting information on the septic requirements. Mr. Nadeau
336 stated the permitting process with the State of New Hampshire is costly and he wants to be sure
337 this proposal is going to go forward before investing the large sum for permits. Chair Lee
338 explained the Board has indicated they aren't comfortable moving forward without a report from
339 a hydrogeologist so the case could be continued until that is obtained. Mr. Rich stated it will be
340 beneficial to have the hydrogeologist report when moving forward with an approval; he stated
341 the Town is very favorable towards businesses in Town but this is part of the process to ensure
342 its inline with the Master Plan.

343

344 **MOTION: To continue the public hearing for Case #Z23-18 to October 5, 2023. Motion by**
345 **Mr. Manning. Second by Mr. LaRochelle. Motion passed 5-0-0.**

346

Case #Z23-20 Gary Sullivan, Owner	Map 12 Lot 39 Old Wolfeboro Road, Alton	Special Exception Rural (RU) Zone
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347 A **Special Exception** is requested from **Article 300 Section 360.B** to permit a private
348 garage/storage shed.

349

350 The Board reviewed the application for completion.

351

352 **MOTION: To accept the application for Case #Z23-120 as complete. Motion by Mr.**
353 **LaRochelle. Second by Mr. Manning. Motion passed 5-0-0.**

354

355 Gary Sullivan, applicant, stated he wants to put up a storage building for personal use; he stated
356 he owns a house on Roberts Cove Road which has limited storage and this would provide
357 additional storage space. He confirmed the building constructed would be to the specifications
358 included in the plans. It was confirmed the lot is 62 acres with 200 feet of frontage. The proposed
359 shed would be off the existing driveway and is about 500 feet from Old Wolfeboro Road. There
360 is no home on the property yet but Mr. Sullivan plans to put a house closer to the road. He stated
361 he discussed the proposal with both abutters and neither have concerns. Mr. LaRochelle
362 confirmed a letter indicating support was received from the Wellens. It was confirmed this
363 structure would not have habitable living space; there would not be any paved parking area or
364 bright exterior lighting. Mr. Sullivan stated there will be electricity but no toilets or running
365 water.

366

367 Chair Lee opened the hearing to input from the public in favor of the proposal. None was
368 indicated.

369

370 Chair Lee opened the hearing to input from the public in opposition of the proposal. None was
371 indicated.

372

373 Chair Lee closed the public hearing.

374

375 **Discussion – Case #Z23-20**

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

378 Chair Lee stated that a plat/plan **has** been submitted in accordance with the appropriate criteria in
379 the Zoning Ordinance, Article 520.B. The Board agreed.

380 Mr. Rich stated the specific site **is** an appropriate location for the use. He stated the only input
381 received from abutters was that this is an appropriate use and having 63 acres for a shed is
382 appropriate. The Board agreed.

383 Mr. LaRochelle stated that actual evidence **is not** found that the property values in the district
384 will be reduced due to incompatible land uses. It is a residential area, no other abutters can see
385 the property and one who has no issues with this being built. No factual evidence was submitted
386 to indicate values would be diminished. The Board agreed.

387 Mr. Manning stated there **is no** valid objection from abutters based on demonstrable fact. No
388 letters or communications in opposition were received. The Board agreed.

389 Mr. Morgan stated there **is no** undue nuisance or serious hazard to pedestrian or vehicular traffic,
390 including the location and design of access ways and off-street parking. He stated there is already
391 an existing driveway and no other parking or additional traffic. The Board agreed.

392 Chair Lee stated adequate and appropriate facilities and utilities **will** be provided to insure the
393 proper operation of the proposed use or structure. He stated the utilities exist and will not be
394 changing. The Board agreed.

395 Mr. Rich stated there **is** adequate area for safe and sanitary sewage disposal and water supply.
396 The applicant has stated there will be no water supply or disposal of sewage. The Board agreed.

397 Mr. LaRochelle stated the proposed use or structure **is** consistent with the spirit of this ordinance
398 and the intent of the Master Plan. Mr. Morgan stated a warrant article was passed to address this
399 specific use. The Board agreed.

400 **MOTION: To approve the request for a Special Exception for Article 300 Section 360.B to**
401 **permit a private garage/storage shed for Case #Z23-20. Motion by Mr. LaRochelle. Second**
402 **by Mr. Rich. Motion passed 5-0-0.**

403

404 **OTHER BUSINESS**

405 **1. Previous Business:**

406 **2. New Business:**

407 a) *Board to address the application for extension of decision dated 8/17/2021 to*
408 *amend approval for: Case #Z21-22, Alton Bay Christian Conference Center,*
409 *Beacon Ave*

410 b) *Board to address the application for extension of decision dated 8/17/2021 to*
411 *amend approval for: Case # Z21-23, Alton Bay Christian Conference Center,*
412 *Beacon Ave*

413 c) *Board to address the application for extension of decision dated 8/17/2021 to*

414 *amend approval for: Case #Z21-24, Alton Bay Christian Conference Center,*
415 *Beacon Ave*

416 Brad Smith, Executive Director of Alton Bay Christian Conference Center, stated the association
417 owns all the property the private cottages are located on; the owners are tenants at will. He stated
418 after the fires of 2008, three sites were sold off with the right-to-build and all three have begun
419 the process with builders and the Town. Mr. Smith stated due to the costs of materials, the
420 owners have decided to hold off and they are requesting an extension for up to one year only.

421
422 **MOTION: To grant the request for Case #Z21-22 for a one year extension. Motion by Mr.**
423 **LaRochelle. Second by Mr. Morgan. Motion passed 5-0-0.**

424
425 **MOTION: To grant the request for Case #Z21-23 for a one year extension. Motion by Mr.**
426 **Morgan. Second by Mr. LaRochelle. Motion passed 5-0-0.**

427
428 **MOTION: To grant the request for Case #Z21-24 for a one year extension. Motion by Mr.**
429 **Morgan. Second by Mr. Rich. Motion passed 5-0-0.**

430
431 **APPROVAL OF MINUTES**

432
433 Meeting of June 1, 2023- No edits were made. **MOTION: To approve as presented. Motion**
434 **by Mr. Manning. Second by Chair Lee. Motion passed 5-0-0.**

435
436 Site Walk of July 12, 2023- No edits were made. **MOTION: To approve as presented. Motion**
437 **by Mr. LaRochelle. Second by Mr. Rich. Motion passed 5-0-0.**

438
439 Meeting of August 3, 2023- No edits were made. **MOTION: To approve as presented. Motion**
440 **by Mr. Rich. Second by Mr. LaRochelle. Motion passed 5-0-0.**

441
442 **Correspondence: None.**

443
444 **ADJOURN**
445 **MOTION: To adjourn the meeting. Motion by Mr. Rich. Second by Mr. LaRochelle.**
446 **Motion passed 5-0-0.**

447
448 The meeting was adjourned at 8:37 PM.

449
450 Respectfully Submitted,

451 *Jennifer Riel*

452 Jennifer Riel, Recording Secretary