

Members Physically Present:

Virgil MacDonald, Selectmen's Rep.
Roger Sample, Member
Scott Williams, Member
Russ Wilder, Clerk

Members Appearing Remotely:

Bob Regan, Vice-Chairman sitting for Chairman
Tom Hoopes, Member

Others Physically Present:

Jessica A. Call, Town Planner
Josh Monaco, IT Department

Others Appearing Remotely:

Amelia Cate, Planning Secretary

Call to Order

Mr. Regan called the meeting to order at 6:00 p.m.

Preamble

As Chair of the Alton Planning Board, 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

speaking 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 Tuesday, September 15, 2020, at 6:00 pm at the Town Hall.

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-to-Know law.

REMINDER: Any other business to come before the Board and public input on non-case specific planning issues have been put on hold until further notice as voted on at the May 12, 2020, meeting. If the public does have any input on non-case specific planning issues, they should contact the office to be scheduled at a future meeting.

Approval of Agenda

Mr. Regan asked if there were any changes to the Agenda.

Mr. MacDonald MOVED to approve the October 3, 2020, agenda as posted.

Mr. Williams stated he'd like to ask about a possible addition to the agenda. He stated he spoke with Ms. Call and he informed her he wanted to talk about some things and she informed him that if it pertained to his subdivision it would have had to be a fully noticed meeting depending upon what he wanted to talk to the Board about. He stated the Board had spoken to other applicants before and that hadn't required any notice of public hearing. Mr. Williams stated this was only a discussion he wanted to have, nothing would include any decisions to be made. Mr. MacDonald stated that Mr. Williams should be able to add to the agenda and asked the Board for information without having to notify everyone.

Ms. Call asked to intervene for a moment, and she stated the Agenda was written and that during the May 12, 2020, meeting, the Board voted that other information and anything added to the Agenda needed to be noticed and put on the Agenda when there was plenty of time to do so. Ms. Call also stated that she had added Mr. Williams' letter that he was referring to onto the Agenda and as an applicant he wouldn't have been able to add to the Planning Boards Agenda anyways. Ms. Call stated that Mr. Williams was requesting to talk about changes that he would like to make to his subdivision and that was something that can't happen at a regular meeting. Mr. Williams stated that it was not a substantial change. Mr. MacDonald stated that he was looking for information on it, not to make any changes to it. Ms. Call stated that this process may not have gone according to regulations in the past but questions that Mr. Williams may have need to be reviewed by the town engineer. Things like that do not go through the Planning

Board. If the changes are substantial than it would need to go in front of the Planning Board. Mr. MacDonald stated that if Mr. Williams was looking for clarification on something then he could add to the Agenda. Mr. MacDonald stated they do it at every meeting for every board he was on for this town, and that was quite a few, and that was totally legal to do.

Mr. Wilder stated that the letter he read sounded like it was just clarification Mr. Williams had been looking for. Ms. Call said she had discussed the items that Mr. Williams wanted to address at this meeting with the Town Engineer and removing or altering something that was approved on the original subdivision plan required a procedure to be followed. Mr. MacDonald stated that the car wash changed their whole plan and never bothered to come and find out how to have those changes approved. Ms. Call stated that these discussions should not be taking place at this meeting. Ms. Call shared that the town engineer stated this was a change that needed to be approved and couldn't just be changed. Mr. Sample stated that maybe they could agree to discuss this but not make any kind of decision. Mr. Williams stated he was not asking for anyone to approve anything at this meeting. The Board decided that if it was just for clarification they don't mind having a discussion. Mr. Hoopes stated that he had to defend Ms. Call in that if another applicant wanted to come in they would not be able to add something at such a late time. Mr. Williams stated that it had been submitted to the planning department in plenty of time to get on the Agenda.

Mr. Williams seconded the motion to approve the agenda as amended.

Mr. Regan called for a roll call vote:

Scott Williams, Aye; Roger Sample, Aye; Virgil MacDonald, Aye; Russ Wilder, Aye; Bob Regan, Aye; Tom Hoopes, Aye.

**1. Public Hearing on Capital Improvements Program (CIP) of 2021-2026
SEE SEPARATE NOTICE ATTACHED**

Mr. Regan read into the record:

Notice is hereby given of a Public Hearing to consider the CIP Plan of 2021, as proposed by the CIP Committee, to be held in the Alton Town Hall at 6:00 P.M. on Tuesday, October 20, 2020, at the Planning Board meeting. Copies of the Plan of 2021 will be available at the hearing, on the town's website at www.alton.nh.gov, or can be picked up in draft form at the Town Hall Planning Department during regular business hours.

Mr. MacDonald started by thanking Ms. Call and Ms. Cate for doing a great job making the spreadsheet much easier for the committee to view and read this year. Ms. Call asked if Aimee Terravechia was on Zoom, she was a CIP member and was joining the meeting along with Frank Rich, in person, to present CIP to the Planning Board. Pat O'Brien was also going to join the meeting to present CIP. Mr. Regan asked Mr. Rich if he would like to give the Planning Board a summary of what CIP came up with this year.

Mr. Rich introduced himself as the Chairman for the CIP Committee along with Mr. MacDonald, Mr. Sample, Aimee Terravechia, and Patrick O'Brien who was the Vice-Chairman. Mr. Rich stated that Ms.

Call and Ms. Cate assisted the committee as well. Mr. Rich explained that the CIP Committee had been working on prioritizing and recommending the Capital Improvements for the current and future needs of the Town. The goal was to listen to the wants and needs of the departments and prioritize the urgency of the needs while trying to stabilize the tax rate impact on the Town.

Mr. Rich went on to state that there were two (2) spreadsheets in front of the Board, the first being a one (1) page summary of all of the departments' needs for the next six (6) years. Mr. Rich explained to the Board that if a particular department did not have anything listed this year then it may be because they had no urgent needs at this time. The report also showed the impact to the Town's tax rate at the bottom of the spreadsheet. Mr. Rich also stated that the Committee was very mindful in keeping the lowest impact to the tax rates. Mr. Rich also showed the Board that in 2026, it showed a decline in the impact to the tax rate and that may not happen, but that was the hopeful outcome and the reason for the Committee.

Every year the committee met with department heads and presented their needs, and then the Committee figured out how to accommodate their needs, but also make the least impact to the tax rate, and to also have the flexibility if a department had an emergency that there were funds to cover it. There was much discussion about the Highway Department and the CIP Committee and the future of the town's roads. The Board agreed that Mr. Roberts had done a fantastic job working with CIP and getting the town roads to a better place and continue that into the future. The Board discussed some of the big items that the Town will need in the future (buildings, roads, large equipment) and the fact that the Town would need to include this in the update to the Master Plan. However, we needed the Selectmen on board with the update to include the big ticket items. Mr. Rich, along with the rest of the Board, stated that the big ticket items were necessary and absolutely needed to be included in the Master Plan so we as a Town could plan for these items. The Board agreed. Mr. Rich asked if there were any questions. No questions from the Board.

Mr. Regan opened public input. No public input. Mr. Regan closed public input.

Mr. Williams MOVED to recommend the CIP Plan 2021-2026 to the Board of Selectmen and the Budget Committee.

Mr. MacDonald seconded.

Mr. Regan called for a roll call vote:

Tom Hoopes, Aye; Virgil MacDonald, Aye; Roger Sample, Aye; Scott Williams, Aye; Russ Wilder, Aye; Bob Regan, Aye.

Ms. Call shared with the Board that over the summertime, the Kingswood School District had contacted her to get the CIP model so they could use it for themselves. Mr. Rich stated that if it had not been for Ms. Call's hard work, the CIP would not be where it was today. Mr. MacDonald stated that it had been made so easy for people to understand, and to be able to change and move numbers around to make it work. The Board thanked Mr. Rich and Mrs. Terravechia for presenting the CIP.

2. Completeness Review of Application and Public Hearing if Application is Accepted as Complete

Case #P20-13 Kevin M. Ashe, LLS, of White Mountain Survey & Engineering, Inc., Agent for Jeffrey P. & Lauren M. Mitza, David G. & Darci J. Delleo, and Stephen D. & Joanne M. Anderson, Owners	Map 40 Lots 7, 10, 11, & 12 Wentworth Way and Peggys Cove Road	Lot Line Adjustment Lakeshore Residential (LR) Zone
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Mr. Regan read the case into the record.

Mr. Ashe joined via Zoom.

Ms. Call stated that the Board should start by reviewing the waivers. Mr. Regan read the following waiver requests into the record:

- **Section VII.F.7.g.**, which requires a showing of all jurisdictional wetlands;
- **Section VII.F.7.h.**, which requires a showing of all areas with slopes in excess of 25%;
- **Section VII.F.7.i.**, which requires a showing of minimum contiguous upland area; and
- **Section VII.F.7.**, which requires the plan to be a scale of 1":100', and a sheet size of 22" x 34".

Mr. Wilder stated that on the planner review there were two (2) options that Ms. Call included with the suggested language that should be used in the motion for granting such waivers. Mr. Wilder suggested using letter (b.)'s language but to change it to read VII.F.7, VII.F.7.g, h, and i., and that he didn't see anything wrong with what was being asked. Mr. Hoopes agreed.

Mr. Wilder MOVED to grant the waivers requested to Section VII.F.7, VII.F.7.g, h, and i., of the Subdivision Regulations as the Board has determined that strict conformity with the requirement would pose an unnecessary hardship on the applicant and the waiver will not be contrary to the spirit and intent of the regulations.

Mr. Williams seconded the motion.

Mr. Regan called for a roll call vote:

Tom Hoopes, Aye; Virgil MacDonald, Aye; Roger Sample, Aye; Scott Williams, Aye; Russ Wilder, Aye; Bob Regan, Aye.

The above motion read into the record was letter a. of the suggested language from the planner review and not letter b. which had previously been referred to by Mr. Wilder.

Mr. Wilder MOVED to accept the application for Case #P20-13 as complete.

Mr. Williams seconded the motion.

Mr. Regan called for a roll call vote:

Tom Hoopes, Aye; Virgil MacDonald, Aye; Roger Sample, Aye; Scott Williams, Aye; Russ Wilder, Aye; Bob Regan, Aye.

Ms. Call stated she had no issues with the plan. Everything seemed to be in place and that the only thing missing were the sample deeds, but that could become a condition precedent. She also noted that the plan was done very well and extremely detailed.

Mr. Wilder stated the big part of this case was getting the isolated garage out of the green property and over to the orange property. Mr. Ashe stated that was the major driving force. He went on to state that for years it had been owned and occupied by the owner of Lot 40-7, the Anderson shore lot. It was almost completely surrounded by Mitza's lot. They would like to now have the garage used by Mitza, and Anderson would be able to access the lot by the right-of-way just south of the garage. The Mitza's also owned the shore lot directly to the north of their other shore lot so they could access the property from there as well.

Ms. Call asked Mr. Ashe what lot was lot 12 going to be merged into for clarification. Mr. Ashe stated it would be part of lot 40-11, the Mitza lot. Mr. Wilder asked Mr. Ashe if after all this, would they be setting monuments; Mr. Ashe stated, yes, they would be and it was noted on the plan with the initials (tbs) to be set. Ms. Call stated that was included as a condition precedent. She also stated that with the changes being made, the lots would be less non-conforming. Mr. MacDonald stated he thought this would straighten out a nightmare down there. Mr. Ashe stated lots 10 & 11 would stay the same as far as area goes. Lot 7, the shore lot, would actually be a little bigger with addition of Area C. Mr. Williams asked who the original developer was and Mr. Ashe stated it was about 60 years ago and he thought it was H P Douglass from 1953 and recorded in Plan Book #8.

Ms. Call stated she just wanted to add a few things. She stated she had not received any concerns from the department heads. Mr. Wilder stated that the Conservation Commission had reviewed as well and had no concerns. There were also no concerns submitted by any abutters either. A mortgage holder letter had been submitted by the Anderson's regarding a partial release, making the other parties aware of the change occurring. Mr. Williams stated that other communities required the lender to be included on an abutter's list so that they would be aware of what was happening and that it may not be a bad idea to include on our applications moving forward. Ms. Call stated other than those few items, she had no other concerns or questions. It was all pretty straight forward.

Mr. Wilder asked if there were any public members on zoom with input. Mr. Monaco stated there were none.

After due hearing, Mr. Wilder MOVED that the Alton Planning Board hereby approves Case #P20-13 for Jeffrey P. & Lauren M. Mitza, Stephen D. & Joanne Anderson, and David G. Darci J. Delleo, for the above cited Lot Line Adjustment of Map 40 Lots 7, 10, 11, and 12, with frontage on Peggys Cove Road and Wentworth Way, with the following conditions:

CONDITIONS PRECEDENT:

The following conditions precedent must be satisfied prior to the Planning Board Chair signing the plans:

1. Submission of revised plans in the number required by the Subdivision Regulations and that include all of the checklist corrections, any corrections as noted at this hearing and any waivers granted.

2. Addition of a note to the lot line adjustment plan prior to plan signing as follows:

"This subdivision plan is subject to the Conditions of Approval itemized in the October 20, 2020, Notice of Decision recorded in the Belknap County Registry of Deeds and on file at the Town of Alton Planning Department."

3. Addition of a note to the lot line adjustment plan prior to plan signing by the Planning Board Chair as follows:

"This lot line adjustment plan contains a total of ___ sheets. (List number of sheets included with the plan). In combination, these plans constitute in their entirety the lot line adjustment plan as approved by the Town of Alton Planning Board. All sheets are on file at the Town of Alton Planning Department."

4. Bounds should be set on the final plat or a separate certification of bounds set will be required to be recorded at the Belknap County Registry of Deeds at the applicant's expense.

SUBSEQUENT CONDITIONS:

The following subsequent conditions shall be met during construction and on an on-going basis:

1. The applicants shall comply with all of the Town of Alton's Subdivision Regulations.

2. Approval of the lot line adjustment by the Planning Board constitutes recognition that the lot configurations are in conformance with local land use regulations. To complete the lot line adjustment, deeds must be transferred and recorded and this is the applicant's responsibility.

3. The approval is based upon the plans, specifications and testimony submitted to the Planning Board. Any alterations, additions, or changes to the plans are not authorized and require additional Planning Board approval.

4. A lot line adjustment which has been approved, conditionally or otherwise, may be revoked, in whole or in part, by the Planning Board when an applicant or successor in interest to the applicant has performed work, erected a structure or structures, or established a use of land, which fails to conform to the statements, plans, or specifications upon which the approval was based, or has materially violated any requirements or conditions of such approval.

Unless otherwise approved by the Board, the applicant shall have one (1) year from the date of the meeting at which the application is approved with conditions to complete any conditions precedent that are required prior to signing and recording the subdivision plat.

Failure to complete any conditions within the one (1) year timeframe shall invalidate the Board’s approval, unless an extension is approved

Mr. Williams seconded the motion.

Mr. Regan called for a roll call vote:

Scott Williams, Aye; Roger Sample, Aye; Russ Wilder, Aye; Virgil MacDonald, Aye; Bob Regan, Aye; Tom Hoopes, Aye.

3. Conceptual Consultation

<p>Case #P20-14 David M. Dolan, LLS, of David M. Dolan Assoc., PC, Agent for Wentworth Cove Realty, LLC, c/o Michael Cikacz, Owner</p>	<p>Map 12 Lot 2 Wolfeboro Hwy (NH Rte. 28)</p>	<p>Conceptual Consultation/ Major Site Plan Residential Rural (RR) Zone</p>
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Ms. Call stated that number 3 on the Agenda, Case P20-14 had been continued until next month.

Other Business:

1. Old Business:

- a. Updating the Alton Construction Observation Guidelines, Site Plan Regulations, and Subdivision Regulations.

Ms. Call stated it had been put on the Agenda because they do need to be changed and didn’t want to see it just go away. Mr. Wilder suggested scheduling a workshop to get them done. She suggested that the Board finish CIP and the Master Plan RFP and then schedule a workshop. The Board agreed.

2. New Business:

- a. Update from the Master Plan Committee.

Mr. Regan stated the he presented the Board of Selectmen a summary of what the Master Plan Committee had done so far. Mr. Regan stated the Committee decided to meet every three (3) weeks, the first meeting was on October 7th, the second would be on October 28th. He went on to state the Committee reviewed The Purpose of the Master Plan Committee (to align the town’s vision), Zoning Ordinances, and areas of Focus and Activities. The Committee’s mission was to organize, promote, and develop a new updated plan to serve as a guide for the Planning Board, its Committees and the Zoning Board of Adjustment.

The Plan should cover town goals for ten years and be ready by January 2022, which was ambitious. A better schedule will be established once the Consultant was on board. Mr. Regan stated the Consultant would identify the master planning process, identify

town demographics, and engage the community. A warrant article for \$25,000 dollars was authorized last March, and an RFP will be issued by the end of this calendar year. Mr. Regan also stated the Committee was using three (3) sample RFP's as a reference; a small town (Goffstown), a rural town (Enfield) and a tourist vacation community (Wolfboro). As a result of working from home for many, there would likely be changes in how the Town would develop moving forward. The Master Plan Committee believed it could not succeed without the Select Board's participation, and the Committee requested that the Selectmen had a member join the Committee. The Committee was pleased to announce Paul LaRochelle would be filling that role. Mr. Regan also stated a member of the ZBA and a member at large would also be chosen to join the Master Plan Committee. Ms. Call stated Paul Monziona would be the ZBA member on the Committee. Mr. Regan stated that in general, the Committee was very pleased with the Select Board's enthusiasm in supporting the Master Plan Committee. Mr. Wilder stated he was very pleased with the way the Selectmen's meeting went and that they stated that they really did want to support the Master Plan. Mr. Wilder stated that with a good Capital Improvement Plan in place the Board could make sure these two things talked to each other as they went forward.

Mr. MacDonald and Mr. Williams stated this was a big task. Mr. Sample asked if the Committee knew what kind of participation they would get from the Consultant. Mr. Wilder stated the consultant would stay through the process but that the big thing was to get the Consultant's knowledge on how to get good quality community participation, and how to set up the subcommittees. The Town of Wolfboro had about 70 people on their committees and they worked on pieces of the Master Plan until those sections were complete. Mr. Wilder stated those people were really the movers and shakers in getting the Plan completed. Mr. Regan asked if anyone else had any questions. No other questions.

Mr. MacDonald asked if anyone had looked through the current Master Plan and had the Town followed any of it. Mr. Regan stated yes he had and that the Vision section that would address various specific issues in the Town was kind of sparse. Mr. Hoopes stated that it was supposed to be sparse. Mr. Regan stated he thought a lot of the focus would be less on the land use and build on what's already been done but the other section has plenty of work to be done. Mr. MacDonald stated that one of the main focuses should be on getting commercial property set up and not on Main Street, the Town would end up losing all the buildings and Main Street if the Board did not do something now. Mr. Regan stated that was very much what needed to be addressed. Mr. Williams stated that the Board had to be very careful with the Vision portion of the Master Plan and not tying into it too tight. Mr. Regan stated an approach that the Board could take would be creating areas of focus. Things that needed to be studied and understood and addressed in the Master Plan not as something that needed to be done, but something that needed to be understood. Mr. Regan stated he thought the Master Plan Committee had a pretty good start and would be checking in with the Board on a regular basis.

- b. First public hearing to amend the Town of Alton Subdivision Regulations; Site Plan Regulations; Excavation Regulations; and accompanying applications to reflect the changes enacted by the State of NH in HB1129 indicating that in lieu of publication in a paper of general circulation, a notice for public hearing may be posted on the home page on the Town of Alton's website: www.alton.nh.gov, or a link directly to the notice.

Ms. Call took over for Mr. Regan to explain that last month she consulted with the ZBA to see if both Boards were on the same page as far as amending the Regulations to coincide with HB 1129. She stated the ZBA opted not to make these changes. Ms. Call then stated she consulted with Town Counsel to make sure that there wouldn't be a conflict with one Board changing this and the other not and what legality issues may arise by doing that. Town Counsel stated that right now with the electronic meetings and all the measures the Board had taken with going above and beyond so that the public could attend meetings, he thought it was best not to go through with taking the ad out of the newspaper. Ms. Call stated that in her opinion the Board should not make the changes at this time. Mr. MacDonald asked what the PB and ZBA spend on advertising at this point and Mr. Sample answered that the applicants paid an advertising fee and it did not cost the Board anything. Ms. Call stated she wanted to point out that there would be three (3) sets of Regulations and 15 applications that would need to be changed along with a new meeting schedule if the Board went through with the change. Mr. Wilder asked to be clear that this was not a shall, it was a may. Mr. Williams stated that maybe we could shrink down the ad for the newspaper to save some money.

- 3. **Approval of Minutes:** Planning Board meeting minutes of September 15, 2020.

Ms. Call informed the Board that there had been some challenges with the recording and transcription of the minutes and they would be presented at the next meeting. Things have not been that easy with all these changes, she explained.

- 4. **Correspondence for the Board's review/discussion/action:**
 - a. Case #P20-15: Voluntary Merger of Pre-Existing Lots for Map 15 Lots 15-14, 15-15, 15-16, 15-17, 15-18, 15-19, Evans Hill Road, Mark R., Jr. & Megan Farrell, Owners
 - b. Case #P04-21, Chestnut Cove Subdivision, Board to vote on the Release of Hold on Building Permits to land abutting Evans Hill Road.

Mr. Regan read the case into the record.

Mr. & Mrs. Farrell joined the meeting via Zoom and introduced themselves to the Board. Ms. Call stated that the Farrell's purchased the six lots and submitted an application for a voluntary lot merger to merge all these lots together. Ms. Call stated that they've been working with a few different people along with Town Counsel and by merging all the lots

together by one owner, it would essentially make Evans Hill Road go away and give the owners a Hurd Hill address, making that now a driveway and not a road.

Mr. Williams asked if they now owned the cistern on the property. Mrs. Farrell stated they were not sure and that was a question they were going to ask at the meeting. Mr. Sample stated that they now owned it. Mr. Williams stated that the gate was after the cistern. He also stated the cistern was designed to be a regional thing and not just for that subdivision being that it was a 10,000 gallon cistern. Mr. Williams also stated the Fire Department didn't have funds to maintain it. Mr. MacDonald stated that they were out there maintaining them and that they may need an easement. Mr. Williams stated he wasn't sure if they would need an easement because the Town had Marshall Law in that being that if they needed water they could take it from anywhere at any time. Mr. Wilder stated to make things clear the Fire Department was maintaining the cistern that was located on Lot 15-16. Mr. MacDonald said he wasn't positive but that they were maintaining cisterns on Prospect, Rt. 28, and a bunch of others putting a list together and cleaning out the brush and everything around them. Mr. Williams stated that now all the cisterns had a 911 address. Mrs. Farrell stated that before they bought the property the cistern was not maintained but after they purchased the property they noticed someone had gone in and cleared the brush and the massive nest out of the vent.

Mr. Wilder stated he thought they should continue this case until the Board found out the status of the cistern. He stated he imagined it would be like any other cistern and that the Town had the right to access and maintain it. Mr. MacDonald stated this should be presented to Town Counsel. Mr. MacDonald stated that there was still \$6000 in a bond for this road for construction observations. Ms. Call stated she talked with Town Counsel and he stated that Ridge Road had to submit an as built and that the money left over could be used for the final approval for Ridge Road. Ms. Call explained that the funds from Evans Hill Road would be used for Ridge Road and that anything left beyond the two bonds would potentially go back to the person that put up the \$31,000. Mr. MacDonald stated that it better not go back to the developer that walked away. Ms. Call stated that was not the person the money would be returned to. The home owner on Ridge Road put up the \$30,000.

Mr. Wilder stated that until the Board knew the disposition of the above items they should continue this case until next month. Mr. Williams stated that Town Counsel needed to be addressed about the cistern. Mrs. Farrell stated that they would like to start building their house and could not do that until the merger was approved and the building hold released. She also stated that they were more than willing to make sure the town had access to that cistern.

Ms. Call stated that the Board would have to vote to release the hold on building permits in order for the Farrell's to be able to start building. Ms. Call stated the Board could approve the release on the hold on building permits and get the Farrell's moving while waiting for answers about the cistern.

Mr. MacDonald stated that he was concerned with the contamination of that land through the old transfer station. Mr. MacDonald stated that there should be a release of some sort covering the Town against future litigation. Ms. Call stated that there had been complete transparency with the background of these lots and the Farrell's had been given all the information to contact someone about the possible contamination. Mr. Williams thought the Board should ask the applicants. Mr. Williams asked the Farrell's what their observation on the water situation was. Mrs. Farrell stated that they had a really hard time trying to find the reports and even their builder had done some research. Mr. MacDonald stated that they could call the Town and get the reports from Mary Jarvis. Mr. MacDonald thought the Board needed to consult with Town Counsel before moving forward. Ms. Call stated she was not sure how they would approve this. Mr. MacDonald stated the Board could approve it with conditions. Mr. Wilder asked if they should do it with two (2) separate actions and Ms. Call stated she thought that was how it would have to be done.

After due hearing Mr. Wilder MOVED that the Alton Planning Board hereby approves Case #P20-15, Voluntary Lot Merger application for Mark R. Farrell, Jr., & Megan Farrell, to merge Map 15 Lots 15-14, 15-15, 15-16, 15-17, 15-18, and 15-19, Evans Hill Road, for municipal regulation and taxation purposes with the following conditions (No such merged parcel shall hereafter be separately transferred without subdivision approval.):

CONDITIONS PRECEDENT:

The following conditions precedent must be satisfied prior to the Planning Board Vice-Chair signing the "Notice of Voluntary Merger of Pre-Existing Lots" and the "Release of Hold on Building Permits" for Evans Hills Road:

- 1. For staff to inquire with Town Counsel on whether or not the property owners should be required to submit a letter to the Town releasing the Town from any liability in the case that any ground water contamination was found on the property.**
- 2. For staff to inquire with Town Counsel on who was responsible to maintain the cistern located on Map 15 Lot 15-16.**
- 3. For staff to inquire with Town Counsel on who would receive the remaining funds located in the escrow account put aside for construction observations for the completion of Evans Hill Road.**

Mr. Williams seconded the motion.

Mr. Regan called for a roll call vote:

Scott Williams, Aye; Roger Sample, Aye; Russ Wilder, Aye; Virgil MacDonald, Aye; Bob Regan, Aye; Tom Hoopes, Aye.

- c. Case #P20-16: Wetland Buffer Waiver Request for Map 21 Lot 7-1-1, Clay Point Road, Joe Petrucci, Owner.**

Mr. Regan read the case into the record.

Mr. Petrucci attended through Zoom at the Gilman Museum.

Mr. MacDonald asked Mr. Petrucci if he was looking to be able to change the place in which his gravel driveway was located. Mr. Wilder stated that he thought the intention was to move the driveway over to lot 7-1-1. Mr. Petrucci stated that was the intention. Ms. Greenlaw attended the meeting with Mr. Petrucci, significant other, and she stated that the plan the Board was looking at showed a garage but it had since been changed to a home. Mr. MacDonald asked if they would be selling the home. Mr. Petrucci stated no he would not be. Mr. Petrucci stated they owned both lots. Mr. Williams stated this didn't encroach directly into the wetlands itself, and it looked like a very minor impact to the 25 foot wetland buffer setback. Mr. Wilder asked if the driveway could be moved over to the 10 foot side setback and avoid the 25 foot wetland buffer set back all together. Mr. Petrucci said he'd be encroaching into the 10 foot setback. Mr. Wilder asked if Mr. Petrucci moved the driveway over 7 or 8 feet they wouldn't have to be attending this meeting. Mr. Williams stated that was correct. Mr. MacDonald stated that because it's a driveway and not a structure Mr. Petrucci could put it right up to the setback line. Mr. Petrucci stated his septic was 10 feet from that property line. Mr. Wilder stated that moving the driveway to the right a little bit on lot 7-1-1 wouldn't affect the septic or any of the setbacks and that would make it so Mr. Petrucci didn't have to come in front of the Board for approval. Mr. MacDonald stated that all they needed to do was make a motion to let Mr. Petrucci move the driveway up to the property line within the 10 foot setback. Mr. Hoopes stated that all they would need was to move the driveway at the entrance. The Board agreed. Mr. MacDonald stated to Mr. Petrucci that the Board was approving them to move the driveway to the property line to make it easier to get a permit downstairs. Mr. Petrucci stated that the existing septic next to the right of the new driveway was big hill. Mr. Petrucci stated he didn't want to dig into that.

Mr. MacDonald withdrew the prior motion. Mr. Williams withdrew his second to the motion.

After due hearing, Mr. MacDonald MOVED that the Alton Planning Board hereby approves Case #P20-16 for a waiver to the wetland buffer in accordance with the Town of Alton Zoning Ordinance, Section 327 Setback Requirements, for Joseph M. Petrucci & Joyce Greenlaw, Owners, for property located at Clay Point Road, Map 21 Lot 7-1-1, with no conditions. This waiver applies to the property and not the specific property owner. Mr. Williams seconded the motion.

Mr. Wilder questioned if Mr. Petrucci was saying the septic area on lot 7-1 was sloping over to lot 7-1-1. Mr. Petrucci stated he had to raise up the area because the land dropped and it kept the septic from leaching out. Mr. Williams asked if the septic system sloped over to 7-1-1. Mr. Petrucci stated no it did not. Mr. Wilder stated he did

not see the problem with moving the driveway to the property line without having to go through this process. Mr. Petrucci stated he saw a little bit of problem and he had been building for 38 years. Mr. Wilder asked if the Board should go out and look at it. Mr. Petrucci stated that if they saw it they would make a better decision than this. Mr. Hoopes asked Mr. Wilder from a conservation perspective did he see a problem with encroaching on that buffer. Mr. Petrucci stated he would still be leaving about a 20 foot buffer. Mr. Wilder stated that when applying reasoning for encroaching on a wetland buffer, was there a reasonable alternative to not do that. If there was an alternative then that should be what's done. Mr. Wilder stated he's not hearing anything presented that it was necessary to encroach on the 25 foot setback. Mr. Petrucci stated he was very concerned with the existing septic he had to build up already. Mr. Regan stated that if he was hearing this right the applicant was only going to encroach about five (5) feet. The Board stated that there was a motion and a second on the table and they should let the applicant put the driveway where proposed. Mr. Wilder disagreed stating that there was a reasonable alternative and with the facts presented this would not be applied and this was not the normal way they would evaluate this.

Mr. Regan called for a roll call vote:

Tom Hoopes, Aye; Virgil MacDonald, Aye; Roger Sample, Aye; Scott Williams, Aye; Bob Regan, Aye; with Mr. Wilder voting Nay.

- d. Case #P20-17: Board to make a recommendation to the Board of Selection re: Class VI Building Permit Request for Map 4 Lot 13, Tibbetts Road, Samuel & Esther Hollo, Agents for the Kempton Revocable Trust, Beverly Kempton, Trustee, Owner.

Mr. Regan stated he thought this was no longer necessary. Ms. Call stated with a quick recap this was from the last meeting when Mr. Hollo came in for a subdivision and he needed a Class VI building permit from the Selectmen as part of the approval. Ms. Call stated that Mr. Dever, Building and Code official, was on the line to explain if need be. She stated that Tibbetts Rd. was not a Class VI road it was a Class V private road and a whole different process. Mr. MacDonald asked if that was at one time it had been a town road. Mr. Sample asked who said it was private and Ms. Call stated it was listed in the classification book from the Police Department. Mr. Williams wanted to speak to Mr. Dever. Mr. Dever stated that he'd dealt with Tibbett's Rd. for many years and always known it to be a Class VI road. He stated while getting everything together for Mr. Hollo the Fire Chief came into Town Hall and he was very familiar with Tibbetts because he lived there. During the discussion the Fire Chief informed the office that Tibbetts was a Private Rd. and further research proved that. Mr. Dever stated that with a Private Rd. the only thing required to build would be a waiver of liability with no need to go to the Selectmen because it was a Private Rd. Mr. MacDonald asked how the Board approved this subdivision off a private road. Mr. Dever stated that because they had frontage off Rt. 140. Mr. Williams asked Mr. Dever if anyone had looked into Colonel Clough's Road Inventory from the 1970's and Mr. Dever said he had not yet but he would double check. Mr. Dever stated as far as the Town was concerned Tibbetts

was listed as a Private Rd. Ms. Call stated she wanted the Board to be aware that Condition Precedent #11 would now be void because of this new knowledge. Mr. Wilder stated the Board needed to make this clear on record that this was what happened.

Mr. Sample asked Mr. Dever about the case prior to this with Mr. Petrucci and that Mr. Dever told them they could not put the driveway in the side setback. Mr. Dever explained that applied to the entrance where the driveway comes in off the road and that was to maintain the radius.

Mr. Williams stated he would like to see the Town change the rules on this and he would like to see every driveway have a 30 foot apron. He went on to say when a 20 foot culvert was installed with headwalls you'd lose 18 inches to 2 feet on either end and that would bring it to a 16 foot access not the 20 feet currently required trying to get any kind of fire equipment in there was a nightmare. Mr. MacDonald stated that was something ZAC should be working on. Mr. Williams asked Ms. Call to note that. Mr. Sample reiterated that the only issue Mr. Dever had with the Petrucci case with the setback was the radius. The Board agreed that made sense. Mr. Dever stated that he always tried his hardest to keep everyone from the setbacks.

- e. Letter dated October 5, 2020, from Penny Williams re: W&W Ralph Trust, LLC, Scott I. Williams, Member/Manager requesting time to discuss the Consulting Engineer.

Mr. Regan read the letter into the record.

Mr. Williams was requesting time to discuss the Ingalls Terrace project. Mr. Regan stated it was removal of one culvert and use of 304.4 gravel in lieu of 304.2 gravel. Mr. Williams recused himself on record to be able to discuss as the developer of the project.

Mr. Williams stated the reason for the discussion, and since the Chairman of the Board had gotten involved it's gotten better, but back in April Mr. Leonard from Northpoint Engineering had been requested by Mr. Williams to visit the site. Mr. Williams stated that Mr. Leonard never got out of his vehicle, and it took many months to receive the letter about his findings. He stated he waited from April to June to get this letter. He stated on top of that the bill was \$850 for what Mr. Leonard stated on the bill was a windshield survey. Mr. Wilder asked if it had been raining and Mr. Williams stated it had been damp that day. Mr. Williams went on to say that nothing happened after that until Ms. Call asked Mr. Williams why he didn't have a preconstruction meeting at the beginning of this project. Mr. Williams stated preconstruction meetings were not required at that time and he didn't feel he was bound to that. Ms. Call stated that there indeed was a preconstruction meeting recorded on record. Mr. Williams didn't recall that. Mr. Williams stated this all went stale mate. He stated he let the AOT permit expire because they grubbed out the whole subdivision at one point, along with all the wetland crossings to get all that behind them so that they didn't have to keep renewing

the AOT permit. He stated that Ridge Mauck told him that once the grubbing was complete then AOT had been satisfied. Mr. Williams stated they had done that through the whole subdivision at that time. Mr. Williams stated his current impact was about 40,000 square feet.

Mr. Williams brought an aerial map for the Board to see the level of impact. Mr. Williams stated that he was still unsure if they've solved the AOT issue but he felt it was a non-issue along with Eckman Engineering agreeing he didn't need the permit. Mr. Williams stated he had a meeting the prior week with Mr. Leonard that went very well he thought. Mr. Williams stated the situation with the culvert had been discussed with Mr. Leonard and the original plan showed the culvert dumping out on the property line and it was a cut of about 5 or 6 feet. Mr. Williams showed the Board that there was also a natural swale at that same place and Mr. Williams suggested they use that. Mr. Williams stated that was where the headache came in. Mr. Williams presented a super elevated road to Mr. Leonard. What that meant was instead of having a crowned road they would pick up one side and dump it off the other side, which would take it down through the ditch line, grass lines, swales etc. and would all be treated when it gets into that ditch line that's already existing. Mr. Williams didn't know why the original drainage engineer didn't dump the water there to begin with. Mr. MacDonald asked why the change couldn't have been addressed on an as built. Mr. Wilder stated that he had an approved plan and when changes to that plan have to be made then there was a proper procedure for those changes. Mr. Williams stated he was aware of that and did not have any problem with that. The problem was that this was all at a stone wall. Mr. Wilder asked if Mr. Williams point was that the engineer was treating him properly and Mr. Williams stated that was correct. At the pre-construction meeting he had complained about the bill and at that meeting was Mr. Leonard and his associate, and that bill hasn't come yet.

Mr. Williams stated that the first time Mr. Leonard had stated he spent a lot of time reviewing the prior part of phase one. He stated phase one was already done and Farm House Land Development had done it and Mr. Leonard hadn't liked that they removed the ditch lines from the side of the road but the water still goes to the same place. Mr. Williams stated that Ms. Call agreed with Mr. Leonard that he needed to do all the drainage calculations and such, basically shooting Farmhouse in the foot in his eyes. Mr. Wilder asked Mr. Williams if everything up to the pavement had been approved and accepted. Mr. Williams stated that no the Town has not accepted it, but Mr. Williams stated he does not want it accepted by the Town anyway until the project was completed.

Mr. Wilder asked how changes had been made during the project were usually handled. Mr. MacDonald stated it would have been addressed on an as-built. Mr. Wilder stated that approval would have to have been received before making changes that had already been approved he imagined. Mr. Williams stated he was going to give a little more history. Mr. MacDonald commented that again here goes the Town telling a private

person who owned said private road what they can and can't do with their private property when all he should have to do was an as-built until the road came in front of the Selectmen for approval. Mr. Wilder then asked what happened when someone decided to change something major. Mr. Wilder stated he was only trying to figure out the process, he wasn't trying to argue. Mr. Wilder went on to ask what happened after the Planning Board received a set of plans, approved those set of plans, construction began, and then it was decided changes had to be made. How did the changes get handled in Alton? Mr. Williams stated the plan had been originally drawn with catch basins, Farmhouse came in and asked why on earth would you install catch basins. He stated vacuum trucks would have to come in to clean these thing out, and suggested to do headwalls. Mr. Williams stated he had a 25 foot easement through every lot going up the street. The changes were made by Farmhouse with Mr. Williams' ok and then Mr. Roberts at the Alton Highway Department approved it.

Mr. Wilder wanted Ms. Call to inform him how a plan would be amended under normal circumstances. Mr. Sample stated that Ms. Call obviously did not know what she was doing. Mr. MacDonald stated that was what Ms. Call gets paid to do. Ms. Call responded by asking if Mr. Sample was just assuming she did not know what she was doing. Mr. Wilder asked Mr. Sample to let Ms. Call talk, and at the same time, Ms. Call asked if they would let her answer the question. Mr. Sample asked if he could take his comment back, Mr. Wilder stated it could not be unsaid.

Ms. Call stated she understood that he had been explaining how things were done in the past and Mr. Roberts approved things but that was not how things were supposed to be approved. She went on to state that if there were changes to an approval on a subdivision plan, the Town Engineer would take a look at them and between the Town Engineer and the Planner, they would come to a conclusion as to whether the changes were substantial. If it was a substantial change to the approval then the plan needed to come in for an amendment to the subdivision approval. She stated if it were a minor change, then the Town Engineer would review and approve the changes and note them in an as-built or a report. Mr. Wilder noted that the Town Engineer acted on their behalf reviewing things of this nature. Ms. Call agreed.

Mr. MacDonald stated that in A Hard Road to Travel book, it stated the Planning Board had no right to tell anyone how to build a road or how to accept a road, especially when Phase 1 had been finished for 8-10 years. Mr. Wilder stated he thought it was being misread and that Phase 1 was not done. Mr. MacDonald stated he was not misreading it. Mr. Williams stated that the road in question was built to the same specs I-95 had been. Mr. Wilder stated he did not doubt that but that he was referring to the process.

Mr. Williams stated everything had been approved by the engineer but to make that a Town road now was double jeopardy on him and that was not right. Mr. Wilder asked what he meant. Mr. Williams stated that by not approving these things and then sending him back in front of the Planning Board, that was double jeopardy. Mr. Wilder stated in

question form that Mr. Williams was going to be asking the Town to accept and takeover said road eventually and Mr. Williams stated, yes, he would be. Mr. MacDonald stated that none of that had anything to do with the Planning Board. Ms. Call stated that she had Mr. Williams before but in commenting on the current conversation, when someone came in for final road approval the Board looked at whether the road had been built to approval, and if things had been changed and not approved, it would get complicated.

Mr. Williams asked why Mr. Leonard was even looking into Phase 1, because his scope was supposed to be Phase 2. Ms. Call asked if the drainage that had been changed to create that right-of-way in Phase 1 was what Mr. Williams also wanted to do for the next two phases. Mr. Williams stated that was not 100% yes or no. He stated that in some of the areas they were just going to use the slope into the ditch line and the water would go where it was intended to go. Ms. Call stated that her point was that in Phase II and III, the changes would be brought forward into those phases as well and that was not what was approved in the original plan. Mr. Williams said no that it was basically to plan but might be set back a little. Mr. MacDonald asked why the Board did not have the approval somewhere of Farmhouse changing that. Ms. Call stated she was not aware of that. Mr. Wilder stated that if he had been the Town Engineer at the time he would have done up a report and billed Planning for it and there would be a record in the file.

Mr. Williams made the statement that there had been a previous Town Planner here in Alton who loved to throw things away. Mr. Hoopes stated it was the Building Inspector, not the Planner. Mr. MacDonald asked if we could contact Mr. Roberts at the Highway Department and the previous Engineer to see if there were any reports that they could look at. Ms. Call stated Mr. Williams had submitted some documents. Mr. Wilder stated that it was a very nice road but this was about the process not the build. Mr. Williams stated that he had done his as-built for Phase I like he was supposed to. He stated that he was being billed for all the research Mr. Leonard had to do in order to inspect Phase II because the file did not have documentation as to what took place. Mr. Leonard was not the Town Engineer at the time and needed the background of the project in order to inspect the second phase of that project. Mr. Williams stated he was paying for the Town Engineer to tell him he needed to do something that he in turn was also paying his own engineer to tell the Town Engineer that he did not need to do what he was being told. He should not have to pay both sides of the coin. Mr. MacDonald stated there was no reason to pay for the same road twice. He stated there was no reason to pay Mr. Sargent for Phase I when he was only been hired for Phase II.

Mr. MacDonald stated that the Planning Board should stand up and say, no, that Phase I had been done and this was for Phase II only. Mr. Williams stated that was between Ms. Call and he was out of that conversation. Ms. Call stated she had recommended Mr. Williams' engineer, David Eckman, P.E., contact Mr. Leonard, Town Engineer, and just talk instead of corresponding between emails with her.

Mr. Williams stated that back in 2010 when they were doing the culverts on Phase I they had the AOT permit which ran for ten years, and at that point, they met their AOT obligations. Mr. Williams stated he had the reports to prove that and Mr. Leonard would not believe the information. Mr. Wilder stated he thought Mr. Williams should make a written complaint as a citizen. Mr. Williams asked Mr. Wilder if he knew what that did to a citizen. Mr. Williams stated he would be out in his crosshairs and Mr. Leonard would make it so he never got anything done. Mr. MacDonald agreed. Mr. Williams stated Mr. Leonard proved that already with the letter written right out of the gate. Mr. Williams stated this had been going on since April, six (6) months, and that was not fair. Mr. Wilder stated, well, Mr. Leonard did work for them.

Mr. MacDonald stated there were nothing but complaints all last year about the Town Engineers that were hired, they overcharged and did not do what they were supposed to be doing. Mr. MacDonald stated Mr. Williams was a prime example of that with the \$800 “windshield inspection” bill on a phase of the project that had been done for 10 years now. Mr. Wilder asked if Mr. Leonard had any other complaints on projects in town that he had been involved with. Ms. Call stated the only other one Mr. Leonard had was the self-storage project. Mr. Williams stated that was some serious gouging. Mr. Wilder asked how many projects Mr. Leonard had done for the Planning Department. Ms. Call stated she would have to look and see. Mr. Wilder stated that it would seem like a higher percentage rate of complaints if two (2) out of the five (5) projects Mr. Leonard had done for the town had in turn complained. Mr. Wilder stated the Board needed to look into this if people were having difficulties with their engineers. Ms. Call stated that the Board voted, this year, to keep the two (2) engineers they had currently and part of that motion was that next year they would put out an RFP. Mr. MacDonald stated that even if they got new engineers, he thought this would still be an issue.

Mr. Wilder stated that what he was interested in, on any Board he had been a member of, was clarity and process and if there was an issue with these two things then it needed to be addressed. Mr. Williams stated the Board had been dealing with this forever. Mr. Williams asked Mr. Hoopes if he remembered when he had CMA Engineers along with another engineer for the project in front of the Board when he started Phase I 10 years ago, because Mr. Hoopes was a Board member at that time as well. Mr. Hoopes stated, yes, he did. Mr. Williams stated he has paid more for the current research/work Mr. Leonard had done than he paid those two (2) engineers for the project. He stated that was wrong, very wrong.

Mr. MacDonald asked why the Town Engineer could not inspect at the end of the project. Mr. Wilder stated he didn't think that would be a problem as long as there were clear directives on exactly what would need to be inspected and all the requirement and documentation. Mr. MacDonald added that then the Board would leave it up to the engineer building the road to get all the documentation and submit them to the Town Engineer for final approval. Mr. Williams stated that he had been saying that since he

became a Planning Board member. He stated that if the Board would just require a Certificate of Insurance, then if a road was badly engineered the Town could call in on that certificate, but the Town does not do that. Ms. Call stated she had looked into that. She stated she had asked that question on the Plan-link page, planner's quorum throughout the state, and everyone that responded stated that was not the procedure and that was what the bonding RSA was for. Mr. Williams stated that would be paying twice and there would be no reason to write a bond for the project if the engineer had a Certificate of Insurance with the Town and the job came out poorly then the insurance would have to pay for that. Mr. Williams stated that it was very frustrating. Mr. MacDonald stated that the bonds were never enough to fix something like that. Mr. Williams thanked the Board for listening and joined them back at the table as a Board member.

Appointment of an Alternate

Ms. Call informed the Board that Bill O'Neill, prospective alternate, who had now attended three (3) meetings, and if he were still interested they could have the Chairman make a motion to accept him as an alternate. Mr. Wilder asked Mr. O'Neil if he was still interested; Mr. Williams stated, yes, he was.

Mr. Regan MOVED to accept the appointment of the alternate, William O'Neil.

Mr. MacDonald seconded the motion.

Mr. Regan called for a roll call vote:

Virgil MacDonald, Aye; Tom Hoopes, Aye; Roger Sample, Aye; Scott Williams, Aye; Russ Wilder, Aye; Bob Regan, Aye.

Ms. Call asked the Board to sign the form to appoint Mr. O'Neil as alternate.

Mr. Regan MOVED to adjourn the meeting at 8:30 p.m.

Mr. Williams seconded the motion.

Mr. Regan called for a roll call vote:

Virgil MacDonald, Aye; Tom Hoopes, Aye; Roger Sample, Aye; Scott Williams, Aye; Russ Wilder, Aye; Bob Regan, Aye.

Adjournment

Drew Carter, Planning Board Chairman

PUBLIC NOTICE, TOWN OF ALTON, N.H.
Alton Planning Board
Public Hearing Capital Improvements Program (CIP)

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". 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 listed under RESOURCES), 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 Planning Board meeting.

Notice is hereby given of a Public Hearing to consider the CIP Plan of 2021, as proposed by the CIP Committee, to be held in the Alton Town Hall at 6:00 P.M. on Tuesday, October 20, 2020, at the Planning Board meeting.

Copies of the Plan of 2021 will be available at the hearing, on the town's website at www.alton.nh.gov, or can be picked up in draft form at the Town Hall Planning Department during regular business hours.
10/9/2020 ALTON PLANNING BOARD

Respectfully submitted,

Amelia Cate, Recording Secretary

Minutes approved as amended: March 16, 2021