

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
January 22, 2026

Members:

Gene Young, Chairman Russ Wilder Tom Diveny David Mank
Tara Lamper Ken Sheehan, alternate Drew Carter, Selectman's Rep

Others Present: [Lisa Partington, secretary](#)

Call Meeting to Order: [The meeting was called to order at 5:48 pm. Ken Sheehan was appointed to fill Dana Rhodes' seat.](#)

Approval of Agenda: [The Agenda was approved as printed.](#)

Approval of Minutes:

[Minutes of 12-11-2025](#) Russ Wilder moved and Tom Diveny seconded a motion to approve the minutes of the December 11, 2025 meeting. Motion passed with 5 yea, David Mank and Ken Sheehan abstained.

PERMITS AND APPLICATIONS

(Any permit or application that has been signed off by the Chair or Vice-Chair is entered here for the record, unless any Commissioner has questions or comments)

Planning Board/ZBA Department Head Review Agenda Items:

P26-01 – Rand Hill Realty LLC M 49 L 4, 5 & 5-1 426 Rand Hill Road -- Proposal:
To construct a self-storage facility with 2 storage buildings including parking and utilities.

Russ Wilder commented: Aquifer Protection District is only shown on the Overview Existing Condition Plan (Sheet C1). It should be shown on the Sheets C2 and C3. Bioretention Basins receive discharge from oil/water separator and are unlined – designed to discharge to groundwater in the Aquifer Protection District.

From the Town's 2023 Master Plan: Alton's Zoning Ordinance includes an Aquifer Protection Overlay District that applies to activities within the stratified drift aquifer areas mapped by USGS. The Ordinance provides for groundwater recharge, prohibits the disposal of hazardous waste and solid waste other than brush and stumps, and provides for additional review for any onsite wastewater disposal beyond that typical of a single family home. However, several other land uses typically prohibited in an aquifer protection overlay district would be allowed in Alton if allowed in the underlying zone. These include storage of road salt, snow dumps, junkyards, gasoline stations and other uses involving petroleum products in bulk. Alton's important aquifer areas would benefit from strengthening the Overlay District to prohibit these uses and to require conditional use permits for uses that involve the handling of toxic and hazardous materials in greater than typical household quantities. Requiring a conditional use permit would enable enforcement

of performance standards, also known as best management practices, to ensure that the underlying groundwater is protected from contamination.

P26-02 – LCW Family Trust, M 16, L26, 47 Lindsay Road -- Proposal: To subdivide the parent lot of 40.22AC into three (3) lots of record with the parent lot being 36.16AC, lot 26-11 being 2.015AC and lot 26-12 being 2.038AC.

No Concerns, signed by Gene Young on 1-8-2026

P26-03 – Christine & Joseph Perella, M 25 L33, 34 Baxter Place -- Proposal: To subdivide the parent lot of 16.6AC into two (2) lots of record with the parent lot being 14.57AC, lot 33-1 being 2.032AC.

No Concerns, signed by Gene Young on 1-8-2026

Expedited Minimum Impact Wetlands Application:

EXP Peter & Denise Staubach, 48 Beaver Dam Rd, M 10 L 32-15 – Construct a 15’ diameter water access structure and dock access steps. Subject property qualifies for 637 sq. ft. of water access structure. Proposed permeable patio is 176.7 sq. ft., 15’ diameter structure designed to meet the regulatory requirements. Permanent stone steps to the dock are also proposed which will occupy 64.4 sq. ft. in the bank. Proposed location is an existing clearing. No removal of trees or adverse effects to existing vegetated areas is anticipated.

Reviewed in December, Gene Young declined to sign

Standard Wetlands, Dredge and Fill Applications:

STDWET Erik & Susan Allison Johnson, M 75, L 37, 110 Rattlesnake Island -- This project proposes replacing existing 4’-0” x 24’-0” seasonal dock with a 6’-0” x 30’-0” seasonal dock and a 4’-0” x 7’-0” concrete hinge pad. This project also proposes replacing the existing 6’-0” x 30’-4” wharf and crib support as well as the adjacent irregular deck area and repairing/replacing the existing shoreline concrete retaining wall and dry-laid block wall. Lasty, this project proposes installing two seasonal boatlifts and two seasonal PWC lifts

Commission reviewed application and has no concerns

Shoreland Permit Applications:

SP 2025-03326, Lisa C. & James J. Hayes, Jr., M38, L51, 8 Eunice lane – Remove existing 839 sf (overhang footprint) garage structure and replace with 988 sf (overhang footprint) garage structure. Add and remove asphalt where specified. Convert asphalt drainage swale to riprap swale. Convert asphalt front walkway to pervious pavers.

Commission reviewed application and has no concerns

SP2026-00156 Diana Miller, M37, L23, 5 Shields Way – Construct a 24’x24’ garage by route 28 (majority of the work will take place 200’+ from the lake shore) and construct a 330+ driveway to accommodate proposed garage.

On a motion by Drew Carter, seconded by Tom Diveny, the Commission voted 7 yea to submit the following: Given that the application includes photos of deteriorated stairs on the property, with no plan to improve them, the pictures seem irrelevant. The Commission wants to be assured that the permit, if approved, is specifically for the garage.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

- 1) **Water Quality testing and monitoring**
- 2) **Property Management, Monitoring, and Reporting**
 - **Mt. Bet – SELT land management overview Report**
 - **Mt. Bet – SELT 2024 – 25 activity report**
- 3) **Social Media Accounts** – *Tara Lamper is working on sharing information with the Forest Society*
- 4) **Current Year Budget**
 - **2026 Budget Justification sheet**
- 5) **Trails Committee** – *Ken Sheehan will be lead but Russ Wilder and Tara Lamper will help*
- 6) **OneDrive**
- 7) **Master Plan ConCom Action Items**
- 8) **Current and Future Conservation Projects**

New Business: *Drew Carter brought up that all comments, including no comment, on DES reports should go to everyone involved via email with letter cc: applicant and printed to put in file.*

Commissioner Reports:

Chairman Report

Purchase of viewboard for Heidke Room for \$2433.16 – *to be mounted by door, not over fireplace*

Vice Chair Report

Member Reports

Notice of Intent to Cut Timber:

Prospect Forest Enterprises LLC, Stockbridge Corner Road, 50 acres

Correspondence:

251208-211 AoT Alton DPW ConCom comments

Date and time of next meeting:

February 12, 2026, 6:00 pm, Alton Town Hall.

Adjournment: *At 6:51pm, Respectfully submitted*