

ALTON PLANNING BOARD AGENDA
Tuesday, February 17, 2026, at 6:00 P.M.
ALTON TOWN HALL

Call to Order

Roll Call of Board Members

Appointment of Alternates

Introduction of New Members and Appointment of Alternates

Board to consider applications for Ava Drost to sit on the Board as alternates.

Approval of Agenda

1. Acceptance and Review of Application and Public Hearing if Application is Accepted and Complete

Case #P26-04 Prospect Mountain Survey, Paul Zuzgo & Josh Tibeault, Agents for Thomas E Fry 1992 Trust, Thomas Fry, Trustee	Map 21 Lot 38 47 Stagecoach Road	Minor Subdivision Rural Zone (RU)
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Proposal: To subdivide the parent lot of 2.04AC into two (2) lots of record with the parent lot being 1AC, lot proposed lot being 1.04AC.

Case #P26-05 Varney Engineering, Thomas Varney, PE, Agent for Thane LLC, Owner	Map 11 Lot 28-13 Swan Lake Trail	Minor Site Plan Residential Rural Zone (RR)
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Proposal: To allow a contractor yard for landscaping business, including parking and use of existing building.

CONTINUED UNTIL 3/17/2026

2. Design Review

Case #P26-06 Apex Land Solutions, Ryan Heath, Agent for Sand Street Investments, LLC, Owner	Map 9 Lots 10 & 10-1 Route 11/Henry Wilson Highway	Major Site Plan Design Review Rural Zone (RU)
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Proposal: To allow construction of an HVAC business and a truck repair garage, with individual well, septic, parking and utilizing a shared driveway.

Other Business

1. **Old Business:** Town Engineer contracts for KV Partners, LLC and Tighe & Bond, Board to review
2. **New Business:**
 - a. **Approval of Minutes:** Planning Board meeting minutes of Tuesday, January 20, 2026
 - b. Request for extension of approval dated April 15, 2025 from John Cronin Esq. for The Residences at Sugar Hill Subdivision, re: Case #P25-01, Final Major Subdivision.
 - c. Discussion of resignation of Planning Board member.
3. **Correspondence for the Board's review/discussion/action:**
4. **Correspondence for the Board's information:**
5. **Correspondence for the Board's information on State Permit Applications:**

Any Other Business to Come Before the Board

Public Input on Non-Case Specific Planning Issue

Adjournment

Planning Board Chairman, Bill O'Neil

* If there is foul weather or lack of a quorum, the Public Hearing on applications will be continued to Tuesday, March 17, 2026, at the Alton Town Hall starting at 6:00 P.M.

**All meetings will last no longer than 10:30 P.M., with no new cases or hearings starting after 10:00 P.M., unless extended by a majority vote of the members present. Any items remaining as unfinished business on the agenda will be given priority on the agenda of the next meeting.

RLM/ Posted 2/5/2026 edited 2/9 & 2/11/2026