

ALTON CONSERVATION COMMISSION
MEETING
ALTON TOWN HALL
February 26, 2026, 6:00 pm
Agenda

Members:

Gene Young, Chairman

Russ Wilder, Vice Chairman

David Mank

Tom Diveny

Tara Lamper

Ken Sheehan

Drew Carter, Selectman's Rep

Others Present:

Members Absent:

Call Meeting to Order:

Approval of Agenda:

Presentations/Consultations:

Approval of Minutes:

Minutes 2/12/2026

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:

Z26-05, Kemper Landholdings LLC, Map 19, Lot 32 -- A Variance is requested from Article 400 Section 452.B of the Zoning Ordinance to permit a new lot with portion of the 200' required road frontage on second road.

No concerns, signed by Russ Wilder on 2/23/26

Z26-06, Christine & Joseph Perella, Map 25, Lot 33 -- A Variance is requested from Article 400 Section 452.B of the Zoning Ordinance to permit driveway access on a private road.

No concerns, signed by Russ Wilder on 2/23/26

Z26-07, 31 Mooney Street LLC, map 29, Lot 38-1 -- A Special Exception is requested from Article 400 Section 401.D.7 of the Zoning Ordinance to permit an automotive & truck motor vehicle washing facility.

**COMMENT: The site is in the Aquifer Protection Overlay District and the disposal of washwater would need to be treated to remove contaminants.
By Russ Wilder, 2/23/26**

Z26-08, 47 Loon Cove LLC, Map 50, Lot 36 -- 1. A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance to permit expansion of a structure from converting a porch to living space.

2. An Equitable Waiver is requested from Article 300 Section 327.A of the Zoning Ordinance to permit the encroachment of existing structures in setbacks.

No concerns, signed by Russ Wilder on 2/23/26

Wetland Permit By Notification (PBN):

PBN 2026-00355 Sagris Map 81 Lot 9 -- *This project proposes replacing the existing permanent dockage and installing one seasonal boatlift and two seasonal PWC lifts*

Standard Wetlands, Dredge and Fill Applications:

2026-00279 STDWET Camp Walsh M64 L16 – *Impact 950 sf to remove 420 sf of concrete walkway and construct a perched beach. Impact 610 sf to remove a concrete walkway, renaturalize and install non-contiguous steppers on natural ground. Remove 146 sf of concrete dock while repairing an existing jetty in like kind. Repair/replace 128 sf of wood dock adjacent to a concrete dock attached to the jetty. Cap over existing concrete walkways and dock with wood decking. Repair a concrete capped jetty in like kind. Repair an existing boathouse in like kind. Install 2 PWC lifts in an existing boat slip.*

STDWET 97 East Side Drive LLC, M 33 L 10 – *Plan is to demolish and rebuild existing boat house, docks, and to patch deteriorated concrete lake wall. Existing concrete and crib docks are to be replaced w/ pile docks. Timber tie off piles along dock to be removed. Timber ice cluster to be replaced in kind. A perched beach w/ lakeward steps to be installed. Concrete walls in boat house are to be resurfaced with 4-6” concrete.*

Shoreland Permit Applications:

SP 2026-00311, Eric & Faye Ketzler, M 62 L1-7 – *This permit is being submitted to cover the changes made during construction associated with Shoreland Impact Permit 2018-02949 that were different than the approved plan, and for construction activity that inadvertently occurred after the permit had expired in order to complete the proposed site development.*

SP 2026- Dorene Bergeron, M 61 L 7 – PDF not provided by the Consultant

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**
- 3) Social Media Accounts**
- 4) Current Year Budget**
- 5) Trails Committee**
- 6) OneDrive**
- 7) Master Plan ConCom Action Items**
Action items review and discussion
- 8) Current and Future Conservation Projects**
- 9) Alton Power Dam, Mill Pond**
Discussion – water sampling during drawdown

New Business:

Commissioner Reports:

Chairman Report

Present draft Operational Guidelines

Vice Chair Report

Member Reports

Notice of Intent to Cut Timber:

Correspondence:

2024-00911 STDWET Marvin Denied

2026-00156 SP Permit approved

2026-00379 STDWET Camp Walsh recd

2026-00384 SP Kenney M56 L38-1

SP 2026-00144 Comment 2-18-26

STDWET 2026-00145 comment 2-18-26

Date and time of next meeting:

March 12, 2026 at 6:00 pm

Adjournment: