

**ALTON CONSERVATION COMMISSION**  
**MEETING**  
**ALTON TOWN HALL**  
**June 25, 2026**  
**Minutes**

**Members:**

Gene Young, Chairman  
Tom Diveny  
Bree Rossiter

Russ Wilder, Vice Chairman  
Tara Lamper  
Drew Carter, Selectman's Rep

David Mank  
Ken Sheehan

**Members Absent:** Ken Sheehan, Russ Wilder and Drew Carter

**Call Meeting to Order:** The meeting was called to order at 6:01 pm in the Town Hall second floor meeting room.

**Approval of Agenda:** The agenda was approved with the addition of the Morin PBN.

**Approval of Minutes:** David Mank moved and Bree Rossiter seconded a motion to approve the minutes of the 06/11/2026 meeting. Motion passed with 4 yes votes.

**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:**

**Z26-13 Verdantas, LLC, James Rines, Agent for Fernhill Corporation, Robert Headley, President, Map 2 Lot 26-4-3 62 Fernhill Drive – Unit 3 A Special Exception is requested from Article 300 Section 320.E.2 of the Zoning Ordinance for the replacement and relocation of an existing non-conforming structure.**

COMMENT: No Concerns, By, Gene Young 06/18/2026

**Z26-14 Varney Engineering, Tom Varney, Agent for Kirsten Wingate-Dawson, Owner Map 79 Lot 36 492 Rattlesnake Island 1. A Variance is requested from Article 300 Section 327.A.1 of the Zoning Ordinance for the replacement of a non-conforming cottage within the 30' setback of the lake. 2. A Special Exception is requested from Article 300 Section 320.E.2 of the Zoning Ordinance for the replacement of an existing cottage with expansion of 18SF within the lake setback.**

COMMENT: No Concerns, By, Gene Young 06/22/2026

**Wetland Permit By Notification (PBN):**

**PBN 2026- Maureen Landry, M10, L32-2, 13 Beaver Dam Road – Proposal to replenish the sand on our lakeside beach. The sand has not been replenished since approx. 2008 – 23' x 17' beach area.**

COMMENT: No Concerns, By, Gene Young 06/11/2026

**PBN 2026- Ronald P. Morin, M60, L26A, 110 Minge Cove Road – The existing retaining wall has failed and poses a safety risk, so therefore it needs to be replaced in kind. Work will be done during low flow or lower lake levels and use BMPs to minimize the potential impacts to the lake. Wall will be built to exact same dimensions.**

*After discussion, the Commission agreed to the following comment;*

COMMENT: The Commission refused to sign the application due to inconsistencies between

the written application and the “before” and “proposed” drawings. The “proposed” drawing shows a long, curved wall that is not present on the “before” drawing and is not included in the application pages.

### **Shoreland Permit Applications:**

**SP 2026-01567 Lou Lamarca, M56, L39 192 Woodlands Road - Applicant is proposing to replace their existing garage as well as replace and upgrade their existing septic system.**

COMMENT: The application calls for the replacement and upgrading of the existing septic system. The location of the existing system is not defined on the Existing Conditions Plan. The necessary connections between the existing house and the new system are not shown on the Proposed Conditions Plan. Since connecting the existing house to the new system will require piping under Woodland Road, Town approval may be needed.

### **Reoccurring/Unfinished Business & Projects:**

*(Incompleted projects may not be discussed at every meeting)*

#### **1) Water Quality testing and monitoring**

- Bree Rossiter reported that Dana Huff will collect water samples from Beaver Brook through UNH, which is comparable to VRAP’s testing. Maia Brown and two interns collected samples on 06/18/2026 from Glass House site, West Alton Brook, Watson Brook at Loon Cove Road and Hurd Brook. Bree also reported that water sampling will continue throughout the winter as often as possible.

#### **2) Social Media Accounts**

- ACC social media policy draft was reviewed by the Commission. Bree Rossiter made a motion to bring forward to adopt the policy and Tom Diveny seconded the motion. Motion passed with 4 yes and 1 abstain votes.

### **Commissioner Reports:**

#### **Chairman Report**

- Liberty Tree Park discussion with Parks & Rec – Gene Young reported he had a conversation with Kellie Troendle, Alton Parks & Rec, regarding the lack of a liberty tree in Liberty Tree Park and the idea of possible public involvement in some manner to acquire and plant a new tree.

### **Member Reports**

- Tom Diveny reported that the property sale of Camp Brookwood, M18, L15, was to have closed on 06/22/2026. The deed is being worked on by the Title Company for a future closing date.

### **Notice of Intent to Cut Timber:**

**Powder Mill Road, M12, L67-10 – Anticipated start date 06/14/2026**

### **Correspondence:**

- Dam Issues email with Jim Monahan, The Dupont Group & White Birch Communication Group
- PBN 2026-00980 Davis 15 Archie Lane – Approved

**Date and time of next meeting: July 09, 2026 @ 6:00 pm**

**Adjournment:** The meeting was adjourned at 6:41pm.

Respectfully submitted,

*Lisa Partington*

Lisa Partington, Conservation Secretary