

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Monday, January 5, 2026, at 6:00 PM
Alton Town Hall**

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CALL TO ORDER

Chair O’Neil called the meeting to order at 6:00 PM.

ROLL CALL OF BOARD MEMBERS

- Bill O’Neil, Chair
- Roger Sample, Vice-Chair
- Tom Diveny, Clerk
- Doug Brown, Member
- Mark Manning, Member
- Christine O’Brien, Member
- Nick Buonopane, III, Selectmen’s Rep.

OTHERS PRESENT

- Jessie A. MacArthur, Town Planner
- Cynthia Balcius
- Jill Royer
- Dick Shea
- Paul Zuzgo, LLS
- Don Roberts

APPOINTMENT OF ALTERNATES

N/A

APPROVAL OF AGENDA

Chair O’Neil asked if there were any changes to the agenda; Ms. McArthur stated no.

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

Case #P25-12 Prospect Mountain Survey, Agent for Patricia Taylor Rogers Revocable Trust, Owner	Map 3 Lot 15 305 Prospect Mountain Road	Final Minor Subdivision Rural Zone (RU)
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Proposal: To subdivide a lot of 35.7AC into three (3) total lots, parent lot of 23.6AC and two (2) lots of 6AC each.

Chair O’Neil explained that this case was before them a second time because at the April 15, 2025, hearing, abutter notices were inadvertently not sent, therefore, the case had to be heard a second time.

The Board reviewed the Planner Review and accompanying documentation.

44 **Mr. Buonopane MOVED to APPROVE Case #P25-12 as complete.**

45 **Mr. Manning SECONDED.**

46 **Chair O’Neil asked for a vote. Board voted UNANIMOUSLY.**

47

48 The Board discussed the waivers. After discussion, the Board agreed that the requests were
49 reasonable because the information was shown on the smaller parcels.

50

51 **Mr. Sample MOVED to GRANT the waivers for Sections VII, D.1.(j) and (n).**

52 **Mr. Buonopane SECONDED.**

53 **Chair O’Neil asked for a vote. Board voted UNANIMOUSLY.**

54

55 The Board noted that the subdivision adhered to the Subdivision Regulations.

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57 Chair O’Neil opened public input.

58

59 Cynthia Balcius came up to the table and asked if there was a note on the plan that indicated an
60 easement to the cemetery. Ms. MacArthur stated that there was a note on the plan that laid out
61 the easement.

62

63 Chair O’Neil asked if there was any more public input. No additional input.

64

65 **Chair O’Neil MOVED to approve the application for Case #P25-12 with conditions
66 precedent and subsequent.**

67 **Mr. Buonopane SECONDED.**

68 **Chair O’Neil asked for more discussion. No further discussion.**

69 **Chair O’Neil asked for a vote. Board voted UNANIMOUSLY.**

70

71 **PUBLIC INPUT ON NON-CASE SPECIFIC PLANNING ISSUES**

72 N/A

73

74 **ADJOURNMENT**

75 Planning Board Chair, Bill O’Neil

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77 **Mr. Buonopane MOVED to ADJOURN the meeting.**

78 **Mr. Sample SECONDED.**

79 **Board voted UNANIMOUSLY.**

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81 The meeting was adjourned at 6:10 PM +/-

82

83 Respectfully Submitted,

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86

87 Jessie A. MacArthur, Town Planner