

**ALTON CONSERVATION COMMISSION  
NOTICE OF MEETING  
ALTON TOWN HALL  
January 9<sup>th</sup> 2025, 6 PM  
Minutes**

*Approved  
1/23/25  
Gene Young*

**Members:**

Gene Young, Chairman

Tom Diveny

Andrew Morse, Selectman's Rep

Dana Rhodes, Vice Chairman

David Mank

Russ Wilder

Tara Lamper, Alternate

**Others Present:**

*Katherine Bowden, Secretary*

**Members Absent:**

*Andrew Morse, Selectman's Rep*

**Call Meeting to Order:**

Meeting called to order at 5:58 pm, Tara Lamper appointed to fill a vacant seat

**Approval of Agenda:**

*Invoice for 2024-2025 New Hampshire Planning and Land Use Regulations added to the agenda, Agenda Approved as amended.*

**Presentations/Consultations:**

*None*

**Approval of Minutes:**

- 12/12/2024 meeting minutes
  - *Tom Diveny moved and Tara Lamper seconded a motion to approve the minutes. By voice vote of 6 yeas the 12/12/24 meeting were approved.*

**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:**

- 1) **Z25-01, Susan Hungerford, Agent for Jonathan & Amanda Norton, Owners, 348 Trask Side Road, M43 L37** – A special exception is requested for article 400 section 401.A.1 for an accessory dwelling unit.
  - *No concerns, Signed by Dana Rhodes 12/20/2024*
- 2) **Z25-02, Susan Hungerford, Agent for Jonathan & Amanda Norton, Owners, 348 Trask Side Road, M43 L37** – An Equitable Waiver is requested for article 300 section 327.A.2 for an existing structure within the front setback.
  - *No concerns, Signed by Dana Rhodes 12/20/2024*
- 3) **Z25-03, Prospect Mountain Survey, Paul Zuzgo, Agent for Bruce & Victoria Kennedy, Owners, 597 Avery Hill Road, M7 L4** – A Variance is requested for article 400 section 452.A for creating a new lot not having 200 ft of road frontage in the town of Alton. - *No concerns, Signed by Dana Rhodes 12/20/2024*

### **Commissioner Reports:**

*Russ Wilder presented comments on PB case #P25-01, The Residences at Sugar Hill Subdivision Alton, NH map 16, Lots 18 & 20. "No pervious pavers are proposed. Infiltration trenches are proposed. The overall concept is to prevent phosphorus from being released from the site by implementing an effective erosion and sediment control plan during construction, after construction activities are complete and when the development is occupied and maintained. Compliance with the AOT permit issued by NHDES is the mechanism by which this is assumed to be achieved. Record keeping and inspection/maintenance activity will begin upon completion of all terrain activities that direct stormwater to the practices described herein. All records, including records from maintenance subcontractors, will be maintained by The Lakes Hospitality Group, LLC and shall be sent annually to the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain Bureau. The Lakes Hospitality Group, LLC will be responsible for ensuring the long-term effectiveness of the stormwater practices." The SWMP seems to be deficient for complying with the NHDES rule on this (Env-Wq 1507.07 Long-Term Maintenance). Especially in the future when there is likely to be a change in responsible parties, including a homeowner's association.*

*Russ Wilder moved to send the memoranda of the review of the lakes region hospitality groups subdivision care P2501 to the Alton Planning Board, Seconded by Tom Diveny. By voice vote of 6 yea 0 nay the motion passed.*

### **Chairman Report**

- *Dana Rhodes made a motion to pay \$134.18 for 2024-2025 New Hampshire Planning and Land Use Regulations and no longer purchase it in the future. Seconded by Tom Diveny by voice vote of 6 yea 0 nay the motion passed.*

### **Vice Chair Report-**

### **Member Reports-**

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

- **Sample Terrace, M9 L53-2**

### **Correspondence:**

- **NHDES RFMI – Standard Dredge and Fill App. Frank C Gilman Hwy, M8 L3-2**
- **2024-11-20-Alton Wetlands Application Comments From Conservation Commission**
- **NHDES Documented violation – 44 Sleeper Island, M73 L17**

### **Date and time of next meeting:**

- **January 23, 2025 6PM**

### **Adjournment:**

*Meeting adjourned AT 7PM*

*Respectfully submitted,  
Katherine Bowden, Secretary*