

**ALTON CONSERVATION COMMISSION  
MEETING  
ALTON TOWN HALL  
June 12, 2025  
Minutes**

**Members:**

Gene Young, Chairman

Dana Rhodes, Vice Chairman

Russ Wilder

Tom Diveny

David Mank

Tara Lamper

Drew Carter, Selectman's Rep

**Others Present:** *Katherine Bowden, Secretary, Cindy Balcius and Cindy Therriault of Stoney Ridge Environmental, Ken Sheehan (candidate for alternate)*

**Members Absent:** *David Mank*

**Call Meeting to Order:** *Meeting called to order at 6:055 pm*

**Approval of Agenda:** *The chair noted that Stoney Ridge Environmental was present to discuss the Wetlands application from The Lakes hospitality Group LLC. No other additions to the agenda were made, and the agenda was approved as printed.*

**Presentations/Introduction:**

- **Cindy Balcius, Cindy Therriault, Stony Ridge Environmental**

*Ms. Balcius and Ms. Therriault presented an overview of the wetlands impacts proposed in the Lakes Hospitality Group's wetlands application for the proposed Residences at Sugar Hill subdivision, and a thorough discussion of the storm water control measures in the plan. The challenges presented by the site topography were explored and the measures taken to address the challenges were discussed. The Commission's concern for the long-term protection of West Alton Brook was made clear.*

*The chair introduced Ken Sheehan, who has expressed interest in becoming an alternate on the Commission. Mr. Sheehan briefly described his qualifications and interest in the work of the Commission, and the Commissioners enthusiastically endorsed his becoming an alternate.*

**Approval of Minutes:**

- **Minutes of 5/22/25 meeting** *Tom Diveny moved and Tara lamper seconded a motion to approve the minutes of May 22, 2025. 4 yea with G. young abstaining.*
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- **Minutes of 5/22/25 Public Hearing** *Russ Wilder moved and Tom Diveny seconded a motion to approve the minutes of the public hearing held on May 22, 2025. 4 yea with G. young abstaining.*

## **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) **P25-15, Lisa Nicastro & John Goodrich, M9 L33-2** - Proposal: Site plan depicting existing conditions for residential use and Contractor's Yard.  
*- No concerns signed by Gene Young 6/2/25*
- 2) **P25-16, Prospect Mountain Survey, Paul Zuzgo, Agent for the Whalley Family Revocable Trust, James & Jennifer Whalley, Trustees and the Flannery Family Revocable Trust, Robert & Sandra Flannery, Trustees, M42 L28&33 Trask Side Rd** – Lot Line Adjustment Proposal: : To adjust lot lines for two (2) lots of record, with Map 42 Lot 28 adjusted from 5.84AC to 5.09AC, and Lot 33 adjusted from .49AC to 1.24AC.  
*- No concerns, Signed by Gene Young 6/2/2025*
- 3) **P25-17, McClure, John Gatchell, Agent for Michael & Carol Letourneau, Owners, M12 L42 Old Wolfeboro Rd** – Major Site Plan / Design Review, Proposal: To subdivide a lot of 28.71AC into two (2) total lots, parent lot of 20.69AC and one (1) lot of 8.02AC.  
*- No concerns, signed by Gene Young 6/2/25*
- 4) **P25-18, Prospect Mountain Survey, Paul Zuzgo, Agent for Lee Hillsgrove 2022 Revocable Trust, Lee Hillsgrove, Trustee, M2 L13** - To subdivide a lot of 252.9AC into two (2) total lots, parent lot of 250.3AC and one (1) lot of 2.59AC  
*- No concerns, signed by Gene Young 6/2/25*

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

- 1) **Wetlands PBN – The William R. Elliot Trust, 19 Mattleman Lane M42 L16** - This project proposes repairing the existing crib dock, front perched beach retaining wall and the rear perched beach retaining wall. Additionally, this project proposes replacing the existing wooden perched beach steps with granite steps.  
*After discussion, the Commission has no objections to this application*

### **Expedited Minimum Impact Wetlands Application:**

- 1) **Expedited Min Impact Wetlands App – Bear Hill LLC, M15 L17-17**- The project involves the installation of a 5' x 3' open-bottom box culvert to carry a shared driveway over an intermittent stream on Lot 3 of a proposed subdivision on Jaytee Drive in Alton, NH. The crossing will provide shared access to proposed residences on Lots 2 and 3, with the driveway splitting after the crossing. The area is currently undeveloped woodland with an unaltered stream channel. The project will result in approximately 200 square feet of permanent impact for the culvert and headwalls, and 300 square feet of temporary impact for construction access and erosion control. Temporary impacts will be fully restored upon project completion.  
*After discussion, the Commission has no objections to this application*

### **Standard Wetlands Dredge and Fill Applications:**

- 1) **Standard Wetlands App – The Lakes Hospitality Group, LLC, M16 L20 & 18 -** The applicant is proposing to construct an 18-lot residential subdivision on the 140-acre subject parcel. (See application for full description)

*After discussion of the application and the presentation earlier in the meeting, the Commission will submit the following comment to the Wetlands Bureau: We continue to have concerns about the long-term maintenance of the storm water management features. The legal structure of the ownership could cause the ownership of the features to devolve to the individual lot owners, with no means of enforcing the maintenance requirements.*

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

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

*Russ Wilder reported that the first sampling of the season occurred today, and that the team hopes to sample twice per month into September.*

*Russ and Dana Huff will identify sampling locations along West Alton Brook this week, and are working with LWA (Lake Winnepesaukee Alliance) to coordinate sampling of the Bay tributaries.*

- 2) **Property Monitoring and Reports**

- **Alton Conservation Commission Invasive Plant Control**

*The chair reported that the contract for chemical control of invasives at the Gilman Pond parking lot and the dirt pile at the Town Forest has been signed.*

- 3) **Gilman Pond Management**
- 4) **Current Year Budget -May 2025**
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**

*Dana Rhodes will plan additional scenic view sites to be assessed.*

- 7) **Schedule informational meeting at the East Alton Meeting House**

*The meeting to present the Gilman Pond Management plan to the residents around the area was set for sometime in August, pending arrangements to use the East Alton meeting house.*

- 8) **Onedrive Updates and improvements**

### **New Business:**

- **Laconia Daily Sun Advertising Invoice**

*On a motion by Dana Rhodes seconded by Tom Diveny, the \$45 invoice from the Laconia Daily Sun for advertising the public hearing held on May 22, 2025, the Commission voted unanimously to approve the payment.*

**Commissioner Reports:**

**Chairman Report**

- **Gilman Tent**

*The chair advised the Commissioners that a tent was seen on the island on the West side of Gilman Pond. Ken Sheehan will check this weekend to see if it is still there. If so, a note will be placed in the tent advising the owner to remove it.*

**Vice Chair Report-** *none*

**Member Reports-** *none*

**Notice of Intent to Cut Timber:**

**Correspondence:**

- **SPNHF Mount Major visitor survey**
- **Restoration Plan Approval, 44 Sleeper Island M73 L17**
- **Letter of Deficiency, 70 East Side Dr M33 L16**
- **Lakes Region Planning Commission, Boat Shrink Wrap Recycling Meeting email.**
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**Date and time of next meeting:**

**June 26<sup>th</sup>, 2025 @6pm**

**Adjournment:**

*The meeting was adjourned at 7:27 pm*

*Respectfully submitted,  
Gene Young, chairman*

*approved 7/9/25*  
