

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
November 13, 2025

Members present:

Gene Young, Chairman	Dana Rhodes, Vice Chairman	Russ Wilder
Tom Diveny	David Mank	Tara Lamper
Drew Carter, Selectman's Rep	Ken Sheehan, alternate	

Call Meeting to Order: The meeting was called to order at 6:00 pm

Approval of Agenda: Added a notice of a meeting being held by Lake Winnepesaukee Alliance to discuss the Action Plan for the Alton Bay watershed. The agenda was approved as amended.

Approval of Minutes:

- **October 23, 2025 Meeting Minutes**
D. Rhodes moved to approve the minutes of the october 23, 2025 meeting as printed, and T. Lamper seconded the motion. The motion carried by a vote of 4 yea, with T. Diveny, D. Mank, and D. Carter 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. **PB25-35 LCW Family Trust, TM 16, Lots 26, 26-10, 27, adjust lot lines**
Signed by G. young 11/3/25, no concerns
2. **Z25-38 Jay & Julie Cleary, M12, L92-0-0 Special Exception to permit construction of a shed larger than 240 sq. ft. as a principal building on the lot.**
On Oct. 23, 2025 G. Young commented "This is a woefully inadequate application. Does the access cross wetlands or steep slopes? The applicant admits that the principal building on the lot will be a residence. Is the proposed location adequate for both?"

Wetland Permit By Notification (PBN):

1. **Steve Alperin, 280 Woodlands Rd, M57, L6. Application to excavate a trench between detached garage and septic to install septic line for new bathroom in detached garage.**
No engineering drawings or photos, no permanent or temporary impact areas listed, declined to sign the application.
This application rejected by DES Wetlands due to the project being located within 250' of the lake. The applicant submitted a Shoreland PBN, which was approved by DES Wetlands on November 12, 2025. The Commission questions whether or not the existing septic system is properly sized to allow the additional load.

2. **Todd Dow, 7 hallin Court, M38, L55. Rebuild shoreline stone wall while the lake is low. Wall is currently above the water line. Wall is 100' long X 2' wide. Construction activities will be done from land, turbidity curtain will be installed along the shorefront, silt fence and wattle as needed. Area to be graded and stabilized with fabric until spring, then replanted with grass and shrubs.**
Signed by G. Young on 10/29/25

3. **Whalley Family Revocable Trust, Trask Side Road, M42, L 33.**

The project is to construct a driveway to access a single residential lot for the purposes of tree removal and land clearing then construction of a single family residence and garage. The driveway project is proposed to be constructed in the fall and/or winter months. Shoreland permit also required.

The application appears to be asking for the construction of the finished residential driveway across wetland. No culvert sizing specified. The wetland may be an outlet from Trask Swamp, so sizing of the culvert is important. Declined to sign the application.

4. **Mark & Lisa Wieland, 69 Sawmill Brook Road, M41, L49. Expand existing 3' X 14' deck to 12' X 20' lakeward to allow for space to put deck furniture and exterior dining.**

The proposed deck is a lakeward expansion in the 50' buffer zone. Declined to sign the application.

Standard Wetlands, Dredge and Fill Applications:

1. **Permanently remove the existing non-conforming rock breakwater and associated docks. Proposed installation of a +/- 89 LF L-shaped breakwater using the existing rock and hauling +/- 20 CY of rock. Attached docks adjacent to the proposed breakwater consisting of a 4' X 30' cantilevered pier, 4' X 30' piling pier, and a 6' X 30' piling wharf accessed by an irregularly shaped 40' main pier. Proposed installation of 3 fender piles, 2 ice clusters, and a permanent pile supported boat lift. Proposed 14' X 31' permanent flat-deck roof over the main slip accessed by a 3' wide staircase off the main pier. Proposed installation of a single seasonal boatlift and two seasonal PWC lifts in the two slips closest to the shore.**

After reviewing the application, the Commission questions whether a permanent structure over a slip is permissible. Further, if it is permitted, the safety railing should be 42" high.

Shoreland Permit Applications:

1. **Paul E. McGrath Trust, Sunset lake, M71, L2. The plan is to add an addition to an existing house. A new septic design will be obtained and installed. A shed will be removed. The driveway will be reconfigured. Two small retaining walls will be replaced. A retaining wall will be built between the proposed addition and proposed leach field.**

The Commission has no objection to this application.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

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

Follow-up on LWA willingness to include all Alton/Merrymeeting water test data in its reports?

- 2) **Property Management, Monitoring, and Reporting**

- o Eley 159 Fee AMR 2025
- o Heidke Forest AMR 2025
- o Hoopes CE AMR 2025
- o Mike Burke Town Forest AMR 2025

- Parkhurst CE AMR 2025
- Seavey 208 Acre Fee AMR 2025
- Seavey 22 Acre CE AMR 2025

On a motion by D. Rhodes, seconded by T. Diveny, the Commission voted 7 yea to accept eight monitoring reports

3) Social Media Accounts

4) Current Year Budget

5) Trails Committee

LRCT trail sign for reference

A well thought-out trail sign by LRCT was photographed by T. Lamper as a sample for future reference.

6) OneDrive

7) Master Plan ConCom Action Items

8) Current and Future Conservation Projects

Meinelt Deed Final 11/5/2025 (closing November 21, 2025)

New Business:

- T. Lamper Gaia subscription reimbursement
On a motion by R. Wilder, seconded by D. Rhodes, to reimburse Tara Lamper \$59.90 for a one-year subscription to Gaia GPS, the Commission voted 6 yea, with T. Lamper abstaining.
- G. Young paint purchase reimbursement
On a motion by D. Mank, seconded by D. Carter, to reimburse Gene Young \$79.34 for boundary marking paint purchased from Forestry Suppliers, the Commission voted 6 yea, with G. Young abstaining.

Commissioner Reports:

Chairman Report

The chairman discussed the meeting dates available to the Commission. R. Wilder moved to continue meeting on the second and fourth Thursdays of each month at 6:00 pm in the Town hall. T. lamper seconded the motion. The motion passed unanimously.

After discussing boundary marking with surveyor's tape, the Commission agreed to use blaze orange/dotted marking tape, and authorized the chair to order 24 rolls.

Vice Chair Report

Member Reports

Russ Wilder presented the draft of the annual Commission report to be placed the annual Town report. The report was accepted by the Commission.

Russ Wilder presented the data listing of water samples taken from Alton Bay this season. The data will be used by LWA in its annual report.

The Gilmanton land Trust has expressed interest in joining BRCC, which may open the door to our recruiting a knowledgeable advisor for our Trails Committee.

Correspondence:

- **Approved Wetland Permit-by-Notification Application**
- **DES Alleged Violation – 21 Pumpkin Point Rd**
- **DES Comments 10-28-25**
- **DR-00316_Breton**
- **PBN comment Whalley 11/31/25**
- **Received Standard Dredge and Fill Wetlands Permit Application**
- **RFMI – Standard Dredge and Fill Wetlands Permit Application**
- **Shoreland Impact Permit 2025-02718**
- **Shoreland Impact Permit 2025-02732**

There were no questions or comments concerning the correspondence received.

Date and time of next meeting:

December 11, 2025 At 6:00 pm

Adjournment:

The meeting was adjourned at 7:00 pm.

Respectfully submitted,

Gene Young, chair