

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
December 11, 2025

Members:

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

Others Present: Bob Craycraft arrived at 7:00 pm

Members Absent: David Mank, Ken Sheehan

Call Meeting to Order: The meeting was called to order at 5:57 pm

Approval of Agenda: The following items were added to the agenda:

New Business – approve bill from Mt. Major Snowmobile Club
Correspondence – DES notice of Incomplete AOT from Alton DPW
New Business – UNH bill for water sample testing for 2025
Non- public session per RSA 91-A
The agenda was approved as amended.

Presentations/Consultations:

- **Bob Craycraft, UNH Lakes Lay monitoring program, to present 2025 testing results**
Mr. Craycraft arrived at about 7:00 pm to present to the Commission the results and trends from the water test results for the past few years. He gave an overview of the pollutants that are measured, the sources of the pollutants, their effect on the water quality, the sites from which samples are taken, and the results. All of the data and reports are available to the public at the UNH website <https://experience.arcgis.com/experience/0782054f6ed446729463829b6a3921bb>

Approval of Minutes:

- **November 23, 2025 Minutes** Dana Rhodes moved to approve the minutes of the November 23, 2025 meeting, Tom Diveny seconded, the motion passed with 6 yea.

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:

- **Z25-39 Morehouse Proposal -- A Variance is requested from Article 400 Section 463B of the Zoning Ordinance to permit a new lot with less than 150 feet of frontage at the street or highway line and access to new lot is other than via the required street frontage.**
Signed with no concerns by Gene Young on 11/20/25

Wetland Permit By Notification (PBN):

- **Rodney Powers, 25 Indian Shore Rd PBN – Removing the failing waterfront retaining wall leaving the base row of the boulders in the ground excavating 2-3 ft behind the wall of earth installing clean 3/4”stone with drainpipe and rebuilding the rock wall in kind. The stairs going down are also getting**

replaced with solid steps instead of the partial rocks which are getting undermined. The portion of the wall that has been protected by the dock is to remain undisturbed, besides the cap being replaced. The linear footage of retaining wall getting rebuilt is roughly 69 ft.

Signed by Gene Young on 11/19/25, DES approved 11/24/25

- **Spalding Family Camps LLC , 110 Smith Point Rd PBN --** *This project proposes the repair or replacement of an 8'-0" x 15'-4" wooden launch ramp, a 22'-6" x 30'-0" crib dock, a 16'-2" x 37'-4" crib-supported boathouse and adjacent dockage, and a stone and mortar shoreline wall measuring +/- 72'-2" in overall length.*

Not signed by Commission, DES approved 11/24/25

Standard Wetlands, Dredge and Fill Applications:

- **Bahre Alton Properties LLC, 80 Wolfeboro Highway STDWET --** *This project proposes the construction of a new concrete block retaining wall west of the existing wall that has failed and partially collapsed. The failed retaining wall exists along the northeastern edge of a forested wetland at the western edge of the Hannaford parking lot. Portions of the retaining wall have collapsed and in it's current state poses a risk to public safety and to the structural integrity of the surrounding infrastructure, including the septic system and underground drainage beneath the parking area. The applicant is proposing to construct a new concrete block retaining wall 12ft west of the existing wall. The area between the two walls will be back filled with 3/4" stone for added drainage and support. A rip-rap toe will be constructed at the base of the new wall for additional stability. The proposed design is the most practicable solution for stabilizing and protecting the surrounding infrastructure associated with the high traffic parking area. This project proposes 2,394 sq.ft of permanent impact and 371 sq.ft of temporary impact the on site forested wetland for the construction of the new retaining wall.*

The members discussed the plan, noting issues of access and suitability of the soil beyond the existing wall to support the proposed structure. Russ Wilder moved to comment: Note 5 on Sheet 1 of 1 of the retaining wall construction plan states that the "subgrade underlying [the] leveling pad shall consist of firm, dry, undisturbed natural soils or improved subgrade or compacted structural fill per project specifications." There are no geotechnical details provided as to how much excavation will be required to satisfy this requirement and therefore the Conservation Commission believes that the amount of the proposed temporary and permanent impacts to the on-site forested wetland for the construction of the new retaining wall is in doubt.

Drew Carter seconded the motion, which passed unanimously.

- **Michael & Julie Harrison 193, Trask Side Road STDWET –** *Plan is to upgrade a deteriorated shoreline and docking structures. One permanent dock 24' L X 4' w is to be removed. A 4' w X 11' l side dock is to be removed. Existing 15' long permanent crib dock to be removed and replaced with a 6' w X 40' l seasonal lift-up dock w/concrete anchor. The existing concrete boat slip is to be widened under the canopy w/new concrete walls and footings. A 22' l area of eroded shoreline with 16' of timbers is to be reconstructed as natural rocky shoreline.*

After discussion, the members had no objections to the application.

Shoreland Permit Applications:

- **Frederick Gallant, 108 Suncook Valley Road SP –** *Property owner is proposing to construct a 50' X 60' garage with convenience bathroom, expand the driveway to access the new garage and install a new state approved septic system.*

After discussion, the members had no objections to the application.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

1) Water Quality testing and monitoring

2) Property Management, Monitoring, and Reporting

- **Camire Services Mowing invoice**
Dana Rhodes moved to pay the Camire Services invoice of \$550 for the mowing at Gilman Pond, seconded by Drew Carter. Approved by 6 yea.
- **Clough Town Forest AMR 2025**
- **Flagging tape order invoice**
Russ Wilder moved to reimburse Gene Young for \$83.50 for the purchase of flagging tape for monitoring purposes, seconded by Drew Carter. Approved by 6 yea.
- **Freese & Farrell CE AMR 2025**
- **Timbers CE AMR 2025**
Tara Lamper moved to approve the annual monitoring reports for Clough, Freese & Farrell, and Timbers, seconded by Tom Diveny. Passed by 6 yea.

3) OneDrive

- **New on OneDrive**
The chair provided a very brief presentation of new folders and documents on OneDrive.

New Business:

- **Department Head Review Policy**
The proposed policy was discussed, and it was agreed that the chair and vice chair should review and sign the requests if the ZBA needs a response prior to the next scheduled Commission meeting. Dana Rhodes moved to approve the policy, seconded by Drew Carter. Approved with 6 yea.
- **Wetlands Application Policy/Procedures**
The proposed policy was reviewed. Russ Wilder moved to approve the policy, seconded by Tom Diveny. Approved with 6 yea.
- **Invoice from UNH for water Testing for 2025**
Drew Carter moved to approve the invoice from UNH for \$2,058.00 for water test results for the year 2025. Seconded by Tara Lamper. Approved by 6 yea.
- **Invoice from Building Maintenance Services**
Building Maintenance Services provided materials and fuel to the Mount major Snowmobile Club for maintenance and repair of the Lakeshore Rails Trails in the amount of \$1,928.00. Drew Carter moved, and Dana Rhodes seconded, a motion to pay \$1,928. Approved with 6 yea.

Commissioner Reports:

Chairman Report

The chair reported on a conversation and email with the Town Administrator regarding the use of the Heidke meeting room. The room is nearing completion, and the chair offered to purchase a wall-mounted monitor for the room from 2025 budget surplus funds. The members approved the offer.

Vice Chair Report

Vice chair Rhodes announced his resignation from the Commission, effective at the end of the month if the sale of his house is completed. The members expressed their appreciation of his service and many contributions to the success of the Commission.

Member Reports

- **Commission's 2025 Annual Report**

Drew Carter moved and Tom Diveny seconded, to accept the 2025 annual report prepared by Russ Wilder. Approved with 6 yea.

Notice of Intent to Cut Timber:

- **SPNHF, Marks Forest, Powder Mill Road**
- **Boy Scouts of America, DW Way, Gilmanton, M13, L1**

Correspondence:

- **2020-03173 Martin STDWET Extended**
- **2025-02807 McGrath SP RFMI**
- **2025-02821 Mayer STDWET RFMI**
- **2025-02954 Dow WPBN Approved**
- **2025-03139 Hannaford Bros. STDWET Admin Complete**
- **2025-03157 Spalding Family WPBN approved**
- **2025-03165 Powers WPBN approved**
- **2025-03176 Drum SP Accepted**
- **2025-03187 Gallant SP rec'd**
- **Merrymeeting River Dams - December 2025 Update**

Executive Session

At 7:45 pm, the Commission convened in executive session per RSA 91-a:3, II(d).

At 8:05 pm, the Commission reconvened in public session.

On a motion to seal the executive session minutes made by Drew Carter and seconded by Dana Rhodes, the members voted unanimously to seal.

Russ Wilder moved, and Drew Carter seconded, that the Conservation Commission Chair is authorized to notify the Lakes Region Conservation Trust Lands Committee that the Alton Conservation Commission is willing to participate in this LRCT project by accepting a Conservation Easement and participating in raising necessary stewardship funds. The motion passed by a vote of 6 yea.

Date and time of next meeting:

- **January 8, 2026, 6:00 pm**

Adjournment: The meeting was adjourned at 8:10 pm.

Respectfully submitted,



Gene Young, chair