

**ALTON CONSERVATION COMMISSION
MEETING
ALTON TOWN HALL
July 9th, 6 PM
Minutes**

Members:

Gene Young, Chairman
Tom Diveny
Drew Carter, Selectman's Rep

Dana Rhodes, Vice Chairman
David Mank

Russ Wilder
Tara Lamper

Others Present:

Katherine Bowden, secretary
Ryan Heath, Alton Town Administrator
Ken Sheehan, prospective alternate member

Members Absent:

Dana Rhodes
Drew Carter, Selectman's Rep

Call Meeting to Order:

The meeting was called to order by the chair at 6:05 pm

Approval of Agenda:

Russ Wilder requested the addition of two items to the agenda under member reports.
Rail Trail sign and Mt. Major trail repair were added and the agenda was approved as modified.

Presentations/Consultations:

- **Ryan Heath, 91A request information**
Town Administrator Heath explained to the Commission the requirements of RSA 91A as it applies to the Commissioners. He also discussed the Town's email and conflict of interest policies. Mr. Heath provided the Commission with the latest NHMA manual on RSA 91A.

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Approval of Minutes:

- **Minutes of 6/12/25 meeting**
The minutes of the June 12, 2025 meeting were presented, and on a motion by Russ Wilder, seconded by Tom Diveny, the Commission voted 4 yea, with David Mank abstaining, to approve the minutes as written.

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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) P25-19, Norway Plains Associates, Steve Oles, Agent for Jeremiah Taylor, Jillian Cote & Christine and Joseph Perella, 29 Franklin Way & 34 Baxter Place, M25 L31 & 33** – Lot line adjustment Proposal: To adjust lot lines for two (2) lots of record, with Map 25 Lot 31 adjusted from .29AC to .67C, and Lot 33 adjusted from 16.98AC to 16.6AC. – *No concerns, signed by Gene Young 6/26/25*
- 2) P25-20, Prospect Mountain Survey, Paul Zuzgo, Agent for Lee Hillsgrove 2022 Revocable Trust, Lee Hillsgrove, Trustee, M2 L13 Dudley Road** – Design review, Proposal: To subdivide a lot of 252.9AC into two (2) lots of record, parent lot of 250.3AC and one (1) lot of 2.59AC. – *No concerns, signed by Gene Young 6/26/25*
- 3) P25-21, TF Moran, Inc., Agent for Treasure Coast SPE, LLC, Owner, Frank C Gilman Highway M4 L13** – Final Major Subdivision Proposal: To construct a 38 unit Manufactured Home Park to include 1 site area for a Single-Family Dwelling. – *Gene young commented "The Final Narrative states on page 4, that the project "...yields a benefit of preserving a majority of the natural and wooded environment by concentrating the built environment...". The 4th paragraph begins with the statement that "Further subdivision is not envisioned at this project." Given that the remaining undeveloped land is being hailed as a benefit to Alton, we would encourage the Planning Board to require, at a minimum, that the remaining land be enrolled in Current Use. Ideally, the Planning Board should require that the remaining land be placed under a conservation easement with a qualified conservation organization. Signed by Gene Young 7/1/25*
- 4) Z25-25, Berry Surveying & Engineering, Joseph Berry, Agent for Tyler & Douglas Ladebauche, Owners, 5 Loon Cove M50 L13** - 1. A Special Exception is requested from Article 320 Section E.2 to allow the replacement of a non-conforming structure. 2. A Variance is requested from Article 327 Section A.1 to allow a structure to be within the 30' setback. – *Gene Young Commented "The applicant's reasoning to allow continued non-conforming location of the new cottage to avoid encroaching on an easement that is obviously no longer in use seems unacceptable to us. The applicant should seek to have the easement vacated so that the structure could be made conforming in location. – Signed by Gene Young 6/26/25*
- 5) Z25-27, Varney Engineering, LLC, Tom Varney, Agent for William & Hillary Dooley, Owners, 232 Sleeper Island M74 L37** - A Variance is requested for Article 300 Section 327.A.1 to permit the expansion of a deck partially within the 30' lake setback. – *No concerns, Signed by Gene Young 6/25/25*
- 6) Z25-28, Prospect Mountain Survey, Paul Zuzgo, Agent for Paulette C Alden Brooks 1997 Trust, Paulette C Alden Brooks, Trustee, Barnes Avenue M27 L4** - 1. An Equitable Waiver is requested for Article 300 Section 327.B to permit a new lot with an existing deck in the setbacks.
2. A Variance is requested for Article 400 Section 443.A.1 to permit a new lot under with less than 15,000' minimum required lot area.
No concerns, 7-9-25

Wetland Permit By Notification (PBN):

- 1) **Wetlands PBN – The June A Rich Revocable Trust, 38 Tranquility Lane M18 L39-8** – The proposed project is to repair breakwaters damaged by ice. The work is to be done from a barge, which will include re-setting rocks that have been dislodged from the face and toe of the breakwater. The area of impact is limited to the immediate area of the two breakwaters which are 1,325 sf and 1,425 sf., respectively. Turbidity controls will be in place as different sections will be repaired.

The Commission reviewed the application, and found no issues of concern.

Signed by Gene young on 7-9-25

Expedited Minimum Impact Wetlands Application:

- 1) **Expedited Minimum Impact Wetlands – Tyler & Douglas Ladebauche, 5 Loon Cove Road M50 L13** – Removal of a large boulder from bed of lake from an existing boat slip along an existing dock. There will be a permanent impact of 45 sf. There will be no temporary impacts, as this work will be completed utilizing barge-mounted equipment.

The Commission reviewed the application and found no issues of concern.

Shoreland Permit Applications:

- 1) **NHDES Shoreland Application - Larochelle, 4 Grammys Way M38 L55-1-4** – Place a foundation under an existing cottage. A state approved septic design will be obtained. Stormwater measures (drip edges, catch basin / drywell) will be installed.

The Commission reviewed the application and found no issues of concern.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

- 1) **Water Quality testing and monitoring**
- 2) **Property Monitoring and Reports**
 - **Alton Conservation Commission Invasive Plant Control**
The chair reported that invasive weed control will be done at the Gilman Pond parking lot and the dirt pile at the Town Forest.)
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- 3) **Gilman Pond Management**
- 4) **Current Year Budget -May 2025**
 - **Invoice for trail markers**
David Mank moved and Tara Lamper seconded a motion to reimburse Gene Young for the purchase of blue trail markers in the amount of \$151.50.
Approved by a vote of 4 yea, with Gene Young abstaining.
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**
- 7) **Schedule informational meeting at the East Alton Meeting House**
The proposed informational meeting to present the Gilman Pond Management Plan to the local residents is scheduled for August 12 at 7:00 pm at the East Alton Meeting House. Notice of the meeting will be posted in various places in East Alton.

8) Onedrive Updates and improvements

New Business:

Commissioner Reports:

- **Tara Lamper, Social Media Plan.**

Tara Lamper presented a well-thought out plan for improved social media presence for the Commission, including a new Instagram account, coordination with our Town web page, and links to other conservation organizations. No budget needs considered at this time. Ms. Lamper was given complete administrative control of the social media accounts. The plan was received enthusiastically by the aged commissioners and approved.

Chairman Report

1) The chair reported a site walk on the Barbarossa easement to inspect the condition of the retaining slope on the Green Oaks pit. The slope is thoroughly covered in clover, with some native plants beginning to emerge.

2) The day and time of the Commission's monthly meetings was discussed, and on a motion by Russ Wilder to move our meetings to the second and fourth

Wednesdays at 6:00 pm, beginning in January 2026, seconded by Tom Diveny, the Commission voted 5 yea. Motion passed.

Vice Chair Report-

Member Reports-

1) Russ Wilder reported the disappearance of one of the Rail Trail signs and asked to have two new ones made. An estimate will be obtained from the State penitentiary sign shop.

2) The class 6 emergency access road to Mt. Major is in disrepair and in need of some water bars. Russ Wilder suggested that the Commission undertake the work since that portion of the road is on Town land and needs to be kept in passable condition for rescue operations. The Commission agreed to do the work.

Notice of Intent to Cut Timber:

Correspondence:

- **Society for the Protection of New Hampshire Forests Invoice**
- **LRTC Gould Property Invoice**
- **Moonberry Letter**
- **Meinelt Letter**

Date and time of next meeting:

The next meeting is set for July 24 at 6:00 pm in the Town hall.

Adjournment:

The meeting was adjourned at 8:20 pm.

Respectfully submitted,

Gene Young, chairman