

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
August 28, 2025

Members:

Gene Young, Chairman
Tom Diveny
Ken Sheehan, Alternate

Dana Rhodes, Vice Chairman
David Mank
Drew Carter, Selectman's Rep

Russ Wilder
Tara Lamper

Others Present:

Katherine Bowden, Secretary

Call Meeting to Order:

The meeting was called to order at 5:59 pm

Approval of Agenda:

It was noted that the minutes of the August 12, 2025 meeting have already been approved, and so were removed from this agenda. The agenda was approved as corrected.

Approval of Minutes:

- Minutes of 8/12/25 & 8/14/25 meetings

A motion by Russ Wilder, seconded by Tom Diveny, to approve the minutes of August 14, 2025 were approved by a vote of 7 yeas.

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) **Z25-33, Apex Land Solutions, LLC Agent for Sandstreet Investments, LLC, M9 L10 Route 11/ Henry Wilson Highway** - A Special Exception is requested for Article 400 Section 401.D.14 to permit a Building Trade Shop. *Gene Young commented "It appears that a significant portion of this proposed project will be located within the 250' Shoreland protection zone. The applicant should be aware of the strict pollution and runoff controls that will be required." Signed by Gene Young 8/21/25*
- 2) **Z25-34, Apex Land Solutions, LLC Agent for Sandstreet Investments, LLC, M9 L10 Route 11/ Henry Wilson Highway** - A Special Exception is requested for Article 400 Section 401.D.8 to permit an Automotive and Truck Repair Garage. *Gene Young commented "It appears that a significant portion of this proposed project will be located within the 250' Shoreland protection zone. The applicant should be aware of the strict pollution and runoff controls that will be required." Signed by Gene Young 8/21/25*

Wetland Permit By Notification (PBN):

- 1) **Wetlands PBN- Alton Shores Association, Map 70 Lot 22** – Replenish sand on an existing beach in the Alton Shores Association. – *No signature needed.*
Application reviewed, no objections

Shoreland Permit Applications:

- 1) **Shoreland Application – Amy Leone & Jeffrey LaRose, 50 Varney Road M22 L25**
– Tear down an existing cottage and rebuild a new seasonal dwelling in the same footprint. A second story will be added. Stormwater measures (dripline infiltration trench) will be installed. A new state approved septic design will be obtained and installed.

The application was reviewed, no objections noted.

- 2) **Shoreland Permit Application – Jaimie Nystrom, 24 Loon Cove Road M50 L1** –
The proposed project is to remove and reconstruct the existing 2-bedroom house with a 3-bedroom house and attached 1-car garage. The driveway will be expanded to access the new garage. The septic system will be upgraded to meet the size requirements of a 3-bedroom home and a new well will be installed. A new patio will be constructed. Some tree removal is anticipated.

Upon review of the application and included storm water management plan, the Commission requests that maintenance instructions and a maintenance schedule for the pervious pavers and drywell be included in the plan. The applicants should be required to acknowledge receipt of the plan, instructions, and maintenance schedule.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

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

Lake testing to be done on or about Sept. 4

- 2) **Property Monitoring and Reports**

Easement grantor monitoring letters to go out within two weeks.

- 3) **Gilman Pond Management**

- 4) **Current Year Budget – June 2025 statements.**

The 2025 budget will be distributed to the members for review and to plan for the 2026 budget.

- 5) **Future conservation opportunities**

- 6) **C.C Master Plan Action Items**

- 7) **Informational meeting at the East Alton Meeting House**

- 8) **Onedrive Updates and improvements**

New Business:

David mank moved and Drew Carter seconded a motion to approve the reimbursement of \$25 to Gene Young for an NHACC Wetland Assessment training course to be held in September.

Approved by 6 yeas, with G. young abstaining.

Commissioner Reports:

Chairman Report

The chair reported meeting with Peter Schmidt of Belknap Landscaping to discuss invasive control on the Town Forest. Treatment was delayed due to the chair's failure to complete the contract form in time. Mr. Schmidt advised that if the Japanese knotweed on the Town Forest were to be cut down within a few days, it could re-grow enough to be treated in September. The commission decided to cut the knotweed on Saturday the 30th at 1:00 pm.

The chair asked the members to consider creating a Trails Maintenance and Construction Committee to oversee all of our trails.

Vice Chair Report-

Member Reports-

Notice of Intent to Cut Timber:

- **Notice of intent to cut, Ehlen Way. Map 8 Lot 57**

This lot abutts the Prospect Mountain High School conserved land. The Commission should verify that the boundary is well marked and that the logger respects the boundary.

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Correspondence:

- **NHDES, Land Resources Management File Number 2024-03481, 44 Sleepers Island**
- **NHDES, Land Resources Management File Number 2025-03623, 70 East Side Drive**
- **Application comments from 8/14/25 meeting**

Date and time of next meeting:

September 11th 2025 @ 6PM

Adjournment:

The meeting was adjoured at 6;48 pm

Respectfully submitted,

Gene Young