

ALTON CONSERVATION COMMISSION
NOTICE OF MEETING
ALTON TOWN HALL
May 22nd, 6 PM
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

Members Absent:

Gene Young, Chairman

Call Meeting to Order:

Meeting called to order @ 6:07PM

Approval of Agenda:

Agenda approved as printed

Presentations/Consultations:

None

Approval of Minutes:

- Minutes of 4/10/25 meeting

- Tom Diveny moved, David Mank seconded a motion to approved the minutes of 4/10/25. By voice vote of 5 yea 0 nay the minutes were approved. Drew Carter abstained due to not being present at 4/10/25 meeting.

- 4/24/25 & 5/8/25 meetings were cancelled

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) Z25-19, Robert & Janet Broughton, Owners, M41 L31 20 Sand Peep

Lane- A Variance is requested for Article 300 Section 327.A.2 to permit the construction of a garage within the 25' front setback.

-No concerns, Signed by Gene Young 4/11/25

2) Z25-20, Prospect Mountain Survey, Paul Zuzgo, Agent for Paulette C Alden Brooks 1997 Trust, Paulette C Alden Brooks, Trustee, M27 L4 9 Barnes Ave –

1. A Variance is requested for Article 300 Section 327.A to permit a new lot with an existing dwelling in the setbacks.

2. A Variance is requested for Article 400 Section 433.A.1 to permit a new lot under one-half (1/2) AC with an existing dwelling.

3. A Variance is requested for Article 400 Section 433.G to permit a new lot with less than the minimum buildable area.

-No concerns, Signed by Gene Young 4/11/25

3) Z25-21, Prospect Mountain Survey, Paul Zuzgo, Agent for Paulette C Alden Brooks 1997 Trust, Paulette C Alden Brooks, Trustee, M27 L5 11 Barnes Ave-

1. A Variance is requested for Article 300 Section 327.A to permit a new lot with an existing dwelling in the setbacks.

2. A Variance is requested for Article 400 Section 433.A.1 to permit a new lot under one-half (1/2)AC with an existing dwelling.

3. A Variance is requested for Article 400 Section 433.G to permit a new lot with less than the minimum buildable area.

-No Concerns, Signed by Gene Young 4/16/25

4) Z25-22, Jeremiah & Jillian Vanderneut, Agents for Christine & Joseph Perella, Owners, Map 25 L33&31 Baxter Place - A Variance is requested from Article 400 Section 452A.1 to allow a non-conforming lot of 1.08 acres, due to subsequent Lot Line Adjustment where lots under two (2) acres are not permitted.

- No Concerns, Signed by Gene Young 5/14/25

5) Z25-23, Varney Engineering, LLC, Tom Varney, Agent for Roger & Catherine LaRoche, Owners, M38 L51-1-4 4 Grammys Way - A Special Exception is requested from Article 300 Section 320.E.1 to allow the installation of a foundation under a non-conforming structure.

- No Concerns, Signed by Gene Young 5/14/25

6) P25-14, Randy Tetrault, LLS, of Norway Plains Associates, Inc., Agent for the David Countway Revocable Trust, David Countway, Trustee & Buttonwood Hill Real Estate Trust, Melissa Countway, Trustee, M21 L36 &36-1 1748 Wolfeboro Highway & 1746 Wolfeboro Highway - Proposal: To adjust lot lines for two (two) lots of record, with Map 21 Lot 36 adjusted from 66AC to 51.5AC and Map 21 Lot 36-1 adjusted from 12.07AC to 26.52AC.

- No Concerns Signed by Gene Young 5/6/2025

7) Z25-24, Prospect Mountain Survey, Agent for the T&M Fitzgerald Family Revocable Trust, Owner, M9 L57 New Durham Road - A Variance is requested from Article 400 Section 401.D.4 to allow a to allow a country store and gas station.

- Gene Young commented "According to your Avitar assessing card, this lot is zoned RR (residential rural), and according to your zoning ordinance,

*Article 400, section 401.D.4, (attached) this use is not allowed in zone RR.
We cannot support a use that is prohibited.” Signed by Gene Young
5/20/2025*

Standard Wetlands Dredge and Fill Applications:

- 1) **NHDES Wetlands permit application – Latchaw, 104 Hopewell Rd M21 L5-1-** This project involves constructing a new 1440 SF boathouse, 370 SF dock, and 715 SF breakwater with 885 SF of temporary impacts.
- The Commission asked “ Is this property allowed to have 5 slips and what plans are in place for erosion control?”

Shoreland Permit Applications:

- 1) **NHDES Shoreland application – Michael & Elizabeth Hogan, 233 Powder Mill Rd M12 L67-3** – Upgrade an existing path to Bear Pond. The existing pathway is natural ground. The proposed path will install stone/gravel to level the pathway. The pathway will be porous with 50’ of the lake. An area by the proposed house (house located beyond the 250’ shoreland setback) will be regraded.
- The Commission commented “It would be beneficial for the owner to install water bars, in the portion of the walkway, within 50’ of the water.”

Reoccurring/Unfinished Business & Projects:

- 1) **Water Quality testing and monitoring-** Russ Wilder reported that they plan to do water quality testing twice per month if possible.
- 2) **Property Monitoring and Reports**
- 3) **450 Gilman Pond Management-** David Lawrence Trail — fill low places and install water bars near the dam.
- 4) **Current Year Budget**
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**
- Scenic View Project, There were several questions posited about the NRI, regarding the inclusion of certain items, in the pictorial database, of scenic viewpoints. The commission voted negative on all of these points.
 - *Include private property locations as well as public?*
 - *Include cemeteries?*
 - *Include historic buildings and places?*
 - *Include Gilman Library?*
- 7) **LRM Complaint Form, Loon Cove Rd**
- 8) **Eley Forest — make and install cover for the well near the cellar hole**
- 9) **Schedule informational meeting at the East Alton Meeting House**
- 10) **Discuss and vote on the contribution of funding of the Gould property**

- The Commission Voted to use \$10,000 from the Conservation Fund to assist the Lakes Region Conservation Trust with costs associated with taking ownership and maintenance of the property. Dana Rhodes made a motion to us \$10,000 from the Conservation fund to assist the Lakes Region Conservation Trust with costs associated with taking ownership and maintenance of the property. On a voice vote of 6 yea 0 nay the motion passed.

New Business:

Commissioner Reports:

- **Gilman Trail Day 2025**

Chairman Report

- **Background on the Value of NH's RPS Program**

Vice Chair Report-

Member Reports-

Notice of Intent to Cut Timber:

- **Old Wolfeboro Rd, M63 L60**
- **Rt 140, M5 L53**
- **New Durham Rd, M9 L32**

Correspondence:

- **NHDES Response to RFMI, 890 Rattlesnake Island M76 L66**
- **Barred Owl Box Project**
- **Shoreland Application Comments to NHDES, 45 Indian Shore Road M62 L2**
- **NHDES Response to RFMI, 13 Virginia Court M41 L6**
- **Administratively Incomplete Standard Wetlands App, 104 Hopewell Rd M21 L5-1**
- **NHDES Inspection notice, Alton Mountain Estates Detention Pond Dam – 115 Lakewood Dr**
- **NHDES Notice of Inspection, 183 Sunset Shore Rd, M70 L31**
- **Lake Winnepesaukee Alliance presentation**
- **Rudd Letter**
- **Meinelt draft survey**

Date and time of next meeting:

May 22nd, 2025 @6pm

Adjournment:

Meeting adjourned at 6:59PM

Respectfully Submitted,

Katherine Bowden, Secretary