

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
October 23, 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	

Members Absent:

Tom Diveny, David Mank, Drew Carter, Ken Sheehan

Call Meeting to Order:

The meeting was called to order at 6:03 pm

Approval of Agenda:

The agenda was approved as printed

Approval of Minutes:

- **10/9/25 meeting minutes**
Russ Wilder moved, and Tara lamper seconded, a motion to approve the minutes of October 9, 2025. The motion passed with 3 yea, and Dana Rhodes 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) **P25-30, Prospect Mountain Survey, Paul Zuzgo, Agent for William & Jill Duca and Timothy & Laura Barchard, Owners, Suncook Valley Road M33 L31-1 & 38-**
Proposal: To adjust lot lines for two (2) lots of record, with Lot 31-1 adjusted from 1.40AC to 1.45AC and Lot 38 adjusted from .5AC to 1.4AC. – Gene Young commented, "The two engineering drawing appear to be identical, so we oppose this request due to insufficient information upon which to base any other decision." Signed by Gene Young 10/9/25
- 2) **P25-31, Prospect Mountain Survey, Paul Zuzgo, Agent for Walter P Borowski Realty Trust, Walter & Janet Borowski, Trustees, Suncook Valley Rd, M6 L1 –**
Final Major Subdivision: Proposal: To allow the addition of two (2) manufactured housing lots to the existing manufactured housing community. No Concerns. Signed by Gene Young 10/9/25
- 3) **P25-32, Prospect Mountain Survey, Paul Zuzgo, Agent for Sedwin LLC, Karen Stevenson, Representative, 175 Roberts Cove Rd, M48 L41, Final Major Subdivision -** Proposal: To allow two (2) single family dwelling units to be changed to a two (2) unit condominium conversion. - No Concerns. Signed by Gene Young 10/9/25
- 4) **P25-33, Prospect Mountain Survey, Paul Zuzgo, Agent for Robert & Joanna Morehouse, Owners, 105 Bay Hill Road, M12 L14, Final Major Subdivision -**

Proposal: To subdivide the parent lot of 5AC into two (2) lots of record with the parent lot being 3.51AC and lot 14-4 being 1.49AC. – *Gene Young Commented “It seems likely that runoff from the impervious surfaces of the proposed house could cause erosion of the steep slopes on which it is being proposed. Has this been taken into consideration in the design?” Signed by Gene Young 10/9/25*

- 5) **P25-34, Prospect Mountain Survey, Paul Zuzgo, Agent for Robert A & Sandra L Wyatt 2014 Trust, Robert & Sandra Wyatt, Trustees, Jesus Valley Rd M14 L1 , Final Major Subdivision** - Proposal: To subdivide the parent lot of 53.26AC into three (3) lots of record with the parent lot being 43.13AC and lot 1-3 being 5.05AC and Lot 1-4 being 5.08AC. *No Concerns. Signed by Gene Young 10/9/25*

6)

Wetland Permit By Notification (PBN):

- 1) **NHDES Wetlands App – Milanette, 1028 Rattlesnake Island, M75 L58 –**
Repair/ Replace an existing 3-piling ice cluster damaged by ice. All work to be in like kind. – *No Conservation Signature needed.*

The Commission reviewed the application, has no objection

Standards Wetlands Application :

- **Mayer, 66 Roger St, M54 L28-**
This project proposes repairing or replacing the existing 24’-0” x 34’-0” crib supported boathouse and the 12’-0” x 28’-6” piling dock. Additionally, this project proposes repairing the existing stone and mortar retaining wall and steps as well as the water access steps at the southern end of the property. Both sets of steps to be replaced with dimensional cut granite steps with 5’-0” widths. Wall work to be done in the dry during the fall draw down.
The Commission comments that there will be considerable soil disturbance within the 50 foot buffer area, especially in the area between the two sets of steps. Significant additional plantings of native species should be required in this area to stabilize the shoreline and reduce contaminated runoff.

Shoreland Permit Applications:

- 1) **NHDES Shoreland App – Smith, 562 Rattlesnake Island, M79 L22 –** The proposed project involves rebuilding the existing deck on the lake side of the home. The new design will expand the deck to wrap around the side of the house and will include the addition of a screened porch. As part of the project, a new septic system will also be installed.
The Commission reviewed the application, and offers the following comment: Adding native trees and shrubs in the 50 foot buffer zone would contribute to making the lot less non-conforming. What runoff control measures will be taken to control the runoff from the proposed additional impervious surface?
- 2) **NHDES Shoreland App – McLaughlin, 606 Rattlesnake Island, M79 L14 –**
Temporary disturbance of 3,500 sf to facilitate the construction of a new effluent disposal system (ISDS) for the existing cottage. An NHDES effluent disposal system design application will be submitted separately to NHDES subsurface bureau for approval pending the shoreland approval. Total temporary impacts within the 250’ shoreland zone to equal 3,500 sf.
The Commission reviewed the application, and noted that due to the steepness of the site and difficulty of access for machines, erosion controls must be diligently maintained.

Reoccurring/Unfinished Business & Projects:

(Incomplete projects may not be discussed at every meeting)

1) Water Quality testing and monitoring

2) Property Management, Monitoring, and Reporting

- Barbarrosa CE AMR 2025
- Eley 18 Acre CE AMR 2025
- Lakeshore Rail Trails AMR 2025
- Prospect Mountain High School CE AMR 2025
- Seavey 8.5 Acre CE AMR 2025

The monitors reported no problems or incursions on any of the properties monitored. Russ Wilder moved to accept all five 2025 monitoring reports. Tara Lamper seconded the motion, which passed with 4 yea.

3) Social Media Accounts

Tara Lamper reported that the number of followers for the Commission's FB account is growing, and more connections to other FB accounts are being made.

4) Current Year Budget – 8/30/25-9/30/25 statements

The chair reported that the Budget Committee has approved the 2026 budget as submitted, but questioned spending in the Water Testing account and the Contract Services account. For both of those accounts, it was explained to the Budget Committee that most of the expenditures occur in December.

5) Trails Committee

6) OneDrive

7) Master Plan ConCom Action Items

Russ Wilder reported a conversation with Bill O'Neil, chair of the PB. The Planning Dept. is overwhelmed with work and has not been able to do anything with the Master Plan Action Committee.

New Business:

• NH Association of Conservation Commissions Invoice.

Dana Rhodes moved to approve the \$550.00 payment to NHACC for our 2026 dues. Russ Wilder seconded the motion. Motion passed with 4 yea.

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Commissioner Reports:

There were no Commissioner reports

Notice of Intent to Cut Timber:

- Tax map 21, lot 07-03, Barbara Roberts, 4 acres
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Correspondence:

• NHDES RFMI – Hopewell Rd, M21 L5-7

The extensive list of requests for more information for this project was reviewed and discussed. The Commission was pleased to see the Wetlands Bureau had given the application such a thorough review.

- **NHDES Reported Alleged Violation – Mauhaut Shores Rd, M62 L1-7**
- **2025-10-23-PERMIT-SHORE-20252550931 – permit issued**

Date and time of next meeting:

The next meeting will be november 13, 2025 at 6:00 pm

Adjournment:

The meeting was adjourned at 7:05 pm

Repsectfully submitted,

Gene Young