

**ALTON CONSERVATION COMMISSION**  
**NOTICE OF MEETING**  
**ALTON TOWN HALL**  
**January 9<sup>th</sup> 2025, 6 PM**  
**Minutes**

**Members:**

Gene Young, Chairman  
Tom Diveny

Dana Rhodes, Vice Chairman  
David Mank

Russ Wilder  
Tara Lamper, Alternate

Andrew Morse, Selectman's Rep

**Others Present:**

*Katherine Bowden, Secretary*

**Members Absent:**

*Andrew Morse, Selectman's Rep*

**Call Meeting to Order:**

Meeting called to order at 5:58 pm, Tara Lamper appointed to fill a vacant seat

**Approval of Agenda:**

*Invoice for 2024-2025 New Hampshire Planning and Land Use Regulations added to the agenda, Agenda Approved as amended.*

**Presentations/Consultations:**

*None*

**Approval of Minutes:**

- **12/12/2024 meeting minutes**
  - *Tom Diveny moved and Tara Lamper seconded a motion to approve the minutes. By voice vote of 6 yea 0 nay the 12/12/24 meeting were approved.*

**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) **Z25-01, Susan Hungerford, Agent for Jonathan & Amanda Norton, Owners, 348 Trask Side Road, M43 L37** – A special exception is requested for article 400 section 401.A.1 for an accessory dwelling unit.
  - *No concerns, Signed by Dana Rhodes 12/20/2024*
- 2) **Z25-02, Susan Hungerford, Agent for Jonathan & Amanda Norton, Owners, 348 Trask Side Road, M43 L37** – An Equitable Waiver is requested for article 300 section 327.A.2 for an existing structure within the front setback.
  - *No concerns, Signed by Dana Rhodes 12/20/2024*
- 3) **Z25-03, Prospect Mountain Survey, Paul Zuzgo, Agent for Bruce & Victoria Kennedy, Owners, 597 Avery Hill Road, M7 L4** – A Variance is requested for article 400 section 452.A for creating a new lot not having 200 ft of road frontage in the town of Alton. - *No concerns, Signed by Dana Rhodes 12/20/2024*

- 4) **P25-01, Wilcox & Barton, Samyn-D’Elia Architects & Cronin Bisson & Zalinsky, P.C., Agents for The Lakes Region Hospitality Group, Cherry Valley Road, M16 L18 & 20** – Proposal to consolidate the two (2) parcels and then subdivide the parent lot into nineteen (19) residential lots.
  - *The Commission commented “Referring to the section of the SWMP relative to inspections and long-term maintenance -- what safeguards are in place to make certain that the Town is informed when inspections are done and what the results are? How is the requirement for annual inspections and maintenance to be enforced? By whom? What provisions are in place in the event of transfer of ownership of the site to a new owner or to a homeowner’s association? If such safeguards are not in place, the PB needs to insert effective measures into the permit.*
  - *Additional comments attached to the Dept. head review form*
- 5) **P25-02, Prospect Mountain Survey, Paul Zuzgo, Agent for Bethal Builders, Owner – Stockbridge Corner Rd M5 L3-2** – proposal to subdivide lot of 8.25AC into 2 total lots, parent lot of 5.55AC and one lot of 2.71AC.
  - *No concerns*
- 6) **P25-03, Changing Seasons Engineering, Stephanie Richard, Agen for Richard Lundy, Owner, Miramichie Hill Road, M15 L9-3** – proposal to construct a contractor yard including garage, parking / storage areas and associated utilities.
  - *No Concerns*

**Standard Wetlands Dredge and Fill Applications:**

- 1) **Standard Wetlands Dredge Application – Barry & Lisa Boucher, 328 Big Barndoor Island M81 L4** – Provide a 6x40 seasonal hinged pier adjacent to an existing 6x40 seasonal hinged pier (spaced 12’ apart) with a 6x12 seasonal connecting walkway. The new seasonal pier will be attached to a boulder along the shoreline and no “bank” impact is proposed. Frontage qualifies for permanent dock construction pursuant to EnV-Wt. 513.04(e)(1) but we have opted for a less impacting seasonal pier pursuant to Env-Wt. 311.07 demonstration of avoidance and minimization. By providing the additional walkway and dock it creates a “U” shape dock configuration providing three boatslips pursuant to RSA 482-A at 3’ depth x 25’ length x 8’ wide, increasing the total number of boatslips by 1. The frontage will support the 3 boatslips requested.
  - *After a discussion the commission commented, referring to picture 3 on page 19 and existing conditions drawings on page 32, the walk does not appear to be wood steps, and we see no evidence of an existing large boulder for the new anchorage.”*

**Reoccurring/Unfinished Business & Projects:**

- 1) **Lake Lay Monitoring Program**
- 2) **Property Monitoring and Reports**
  - **Stockbridge Forest Letter to neighbors.**
    - *Tara Lamper Moved; Tom Diveny seconded to approve to send The Stockbridge Forest letters to neighbors written by Gene Young. By voice vote of 6 yea 0 nay. The motion passed.*
- 3) **Gilman pond Management Plan**
- 4) **Budget**
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**

**New Business:**

### **Commissioner Reports:**

*Russ Wilder presented comments on PB case #P25-01, The Residences at Sugar Hill Subdivision Alton, NH map 16, Lots 18 & 20. "No pervious pavers are proposed. Infiltration trenches are proposed. The overall concept is to prevent phosphorus from being released from the site by implementing an effective erosion and sediment control plan during construction, after construction activities are complete and when the development is occupied and maintained. Compliance with the AOT permit issued by NHDES is the mechanism by which this is assumed to be achieved. Record keeping and inspection/maintenance activity will begin upon completion of all terrain activities that direct stormwater to the practices described herein. All records, including records from maintenance subcontractors, will be maintained by The Lakes Hospitality Group, LLC and shall be sent annually to the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain Bureau. The Lakes Hospitality Group, LLC will be responsible for ensuring the long-term effectiveness of the stormwater practices." The SWMP seems to be deficient for complying with the NHDES rule on this (Env-Wq 1507.07 Long-Term Maintenance). Especially in the future when there is likely to be a change in responsible parties, including a homeowner's association.*

*Russ Wilder moved to send the memoranda of the review of the lakes region hospitality groups subdivision care P2501 to the Alton Planning Board, Seconded by Tom Diveny. By voice vote of 6 yea 0 nay the motion passed.*

### **Chairman Report**

- *Dana Rhodes made a motion to pay \$134.18 for 2024-2025 New Hampshire Planning and Land Use Regulations and no longer purchase it in the future. Seconded by Tom Diveny by voice vote of 6 yea 0 nay the motion passed.*

### **Vice Chair Report-**

### **Member Reports-**

### **Notice of Intent to Cut Timber:**

- **Sample Terrace, M9 L53-2**

### **Correspondence:**

- **NHDES RFMI – Standard Dredge and Fill App. Frank C Gilman Hwy, M8 L3-2**
- **2024-11-20-Alton Wetlands Application Comments From Conservation Commission**
- **NHDES Documented violation – 44 Sleeper Island, M73 L17**

### **Date and time of next meeting:**

- **January 23, 2025 6PM**

### **Adjournment:**

*Meeting adjourned AT 7PM*

*Respectfully submitted,  
Katherine Bowden, Secretary*