

**ALTON CONSERVATION COMMISSION**  
**NOTICE OF MEETING**  
**ALTON TOWN HALL**  
**January 23<sup>rd</sup>, 6 PM**  
**Minutes**

**Members:**

Gene Young, Chairman  
Tom Diveny  
Andrew Morse, Selectman's Rep

Dana Rhodes, Vice Chairman  
David Mank

Russ Wilder  
Tara Lamper, Alternate

**Others Present:**

*Katherine Bowden, Secretary*

**Members Absent:**

Andrew Morse, Selectman's Rep

**Call Meeting to Order:**

Meeting called to order at 5:56pm

*The Commission moved Tara to be a voting member for this meeting*

**Approval of Agenda:**

Agenda Approved as printed

**Presentations/Consultations:**

*None*

**Approval of Minutes:**

- *1/09/25 meeting minutes.*
  - *Dana Rhodes moved Tom Diveny seconded a motion to approve the minutes. By voice vote of 6 yeas 0 nays the 1/09/25 meeting minutes 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) **Z25-04, Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Trust, Owner, 20 Boat Cove Rd M49 L32** – A Variance is requested for article 400 section 412.A for creating a new non-conforming lot less than the required 30,000 sf.
  - *No Comment, Signed by Gene Young 1/22/25*
- 2) **Z25-05, Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Trust, Owner, 20 Boat Cove Rd M49 L32** - A Variance is requested for article 400 section 412.B.1.b to permit a new lot with less than the required shoreline of 150'.
  - *No Comment, Signed by Gene Young 1/22/25*
- 3) **Z25-06, Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Trust, Owner, 20 Boat Cove Rd M49 L32** - A Variance is requested for article 400 section 412.B.1.b to permit a new lot with less than the required 50' of road frontage.
  - *Gene Young commented "How much road frontage does the lot have? Neither road, driveway, nor parking areas are clearly defined on the drawings." Signed by Gene Young 1/22/25*
- 4) **Z25-07, Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Trust, Owner, 20 Boat Cove Rd M49 L32** - A Variance is requested for Article 400 Section 412.F to permit an existing building on a lot that is under the minimum 22,500 SF required.
  - *Gene Young commented "Since lot 49-32-1 is quite large, why is the proposed lot 49-32 not simply enlarged to meet the minimum requirement?" Signed by Gene Young 1/22/25*

- 5) **Z25-08, Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Trust, Owner, 20 Boat Cove Rd M49 L32** - An Equitable Waiver is requested for Article 300 Section 327.A.1 for an existing building within the 50' shoreland set back.

- *Gene Young commented "The setbacks and the encroachment are not defined on the drawings." Signed by Gene Young 1/22/25*

**Expedited Minimum Impact Wetlands Application:**

- 1) **Expedited Minimum Impact wetlands application – Peter & Denise Staubach, 48 Beaver Dam Rd M10 L32-15** – Replace an existing dock with a 6ft x 25ft seasonal dock, construct a 4ft x 6ft-6in concrete anchoring pad on shore, construct 6ft x 25ft stairs for access to waterfront.

- *After a brief discussion the Commission has no comments or concerns.*

**Shoreland Permit Applications:**

- 1) **Shoreland Permit Application – David A. Shibley Revocable Trust, 164 Route 11D M52 L40** – Owner Proposes to raze building #2 and replace with similar size building with garage space on first floor and living space on second floor. There is also plans for new landscaping along the shorefront in the front of building #1.

- *After a brief discussion the Commission has no comments or concerns.*

**Shoreland Permit By Notification (PBN):**

**Reoccurring/Unfinished Business & Projects:**

- 1) **Lake Lay Monitoring Program**
- 2) **Property Monitoring and Reports**
- 3) **Gilman pond Management Plan**
- 4) **Budget**
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**

- *The Commission discussed line items 17, 18 and 19. Master Plan Action Items and how they will implement them. Tara Lamper volunteered to work on line item 17 to Increase protection of vernal pools by providing education and outreach to landowners, inventory and mapping for willing landowners, and ensuring that vernal pools are shown on subdivisions and site plans Russ Wilder and Tom Diveny volunteered to assist. Dana Rhodes, Gene young, and David Mank will work on items 18 and 19, scenic views and scenic roads.*

**New Business:**

**Commissioner Reports:**

**Chairman Report:**

- *Gene Young stated that we would be working with the IT Department to switch out current online document system from dropbox to onedrive. The Commission members will have access to the Conservation Commission meeting documents and file electronically. The Commissions town web page will also be updated. He discussed with the Commission about adding more information and educational documents for the community to be able to access from the town web page.*
- *The chairman moved to..."ask the Selectmen to appoint Tara Lamper as a Commission for a 3 year period. Dana Rhodes seconded the motion. By voice vote of 6 yea 0 nay the motion passed.*

**Vice Chair Report-**

**Member Reports-**

**Correspondence:**

- **NHDES Letter to address RFMI, 40 Treasure Island, M74 L15**
- **Wetlands comments to NHDES, 328 Big Barndoor Island, M81 L4**

**Date and time of next meeting:**

**February 13<sup>th</sup>, 2025 @6pm**

**Adjournment:**

*Meeting adjourned at 6:47pm.*

**Respectfully submitted,**

*Katherine Bowden, secretary*