

**ALTON CONSERVATION COMMISSION  
NOTICE OF MEETING  
ALTON TOWN HALL  
April 10<sup>th</sup>, 6 PM  
Minutes**

**Members:**

Gene Young, Chairman	Dana Rhodes, Vice Chairman	Russ Wilder
Tom Diveny	David Mank	Tara Lamper
Andrew Morse, Selectman's Rep		

**Others Present:**

*Katherine Bowden, Secretary  
Dana Huff, Lake Winnepesaukee Alliance  
Bree Rossiter, Lake Winnepesaukee Alliance*

**Members Absent:**

*Andrew Morse, Selectman's Rep.*

**Call Meeting to Order:**

*Meeting Called to Order at 6:05pm*

**Approval of Agenda:**

*Agenda approved as printed*

**Presentations/Consultations:**

- **Bree Rossiter of the Lake Winnepesaukee Alliance, water samples from the brooks flowing into the Bay on the East and West sides.**
  - *Bree Rossiter spoke about the Lake Winnepesaukee Alliance working with NHDES Volunteer rivers assessment program. They will be sampling tributary streams to Lake Winnepesaukee. Their plan is to be able to sample at 12 major tributaries. They are hoping to start in late May and continue to sample throughout the year. The lake Winnepesaukee Alliance will also be doing ice out water sampling for the first time in ten years. They have 12 deep sites. One being the Alton Bay deep site. Bree finished her presentation answering questions about sampling from Commission Members.*
- **One Drive Q&A, Katherine Bowden**
  - *Katherine Bowden answered members' questions regarding the new One Drive File the Commission is using to organize meeting materials, applications, forms and links for Commission members.*


**Approval of Minutes:**

- **Minutes of 3/13/25 meeting**
  - *Dana Rhodes Moved, Russ Wilder Seconded a motion to approve the minutes of 3/13/25. By Voice vote of 4 yea 0 nay the meeting minutes were approved. David Mank abstained due to not being present at the 3/13/25 meeting.*
  - *3/27/25 meeting was 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:**

  
5/22/25

- 1) **Z25-14, Prospect Mountain Survey, Paul Zuzgo, Agent for C&A Exquisite Home Builders, Bruce Campagna, 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 30,000SF.
  - **A Variance** is requested for **Article 400 Section 412.B.1.b** to permit a new lot with less than the required shorefront of 150’.
  - **A Variance** is requested for **Article 400 Section 412.B.1.d** to permit a new lot with less than the required 50’ of road frontage.
  - **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.
  - **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 donor lot appears to be large enough to allow for the creation of a lot that meets the 30,000 square foot requirement of Article 400, section 412.A, and the applicant provides no reasoning for failing to do so. We object to the granting of this variance.” Signed 3/21/25*
- 2) **Z25-15, Prospect Mountain Survey, Josh Thibeault, Agent for Walter P. Borowski Living Trust, Walter and Janice Borowski, Trustees, M6 L1 Eagles Way, Falcon Dr & Osprey Rd**
- **A Special Exception** is requested for **Article 600 Section 602.C.3** to permit an individual sewage disposal system within the Aquifer Protection Overlay District
  - **A Variance** is requested for **Article 400 Section 452.A.1** to permit 57 manufactured housing units in a park where only 28 are allowed per the rural zone density restrictions
  - **A Variance** is requested for **Article 300 Section 350.C.4** to permit 57 manufactured housing units in a manufactured housing park where only 28 are allowed.
  - **A Variance** is requested for **Article 300 Section 350.C.2.C** to permit a new manufactured home to be 3.9’ within the 30’ interior park setback.
  - **A Variance** is requested for **Article 300 Section 350.A** to permit a Recreational Vehicle to be used seasonally that does not meet HUD standards.
  - **A Variance** is requested for **Article 300 Section 356.B** to permit a Recreational Vehicle to be used as a principal use withing a manufactured home park.
    - *Gene Young commented “The applicant is planning two individual sewage disposal systems in the request for variance from article 600 section 602.C.3. This variance request raises the question of why is the applicant not connecting these new units to the existing community disposal system? Perhaps the existing system is at or near its safe capacity considering its location in an Aquifer Protection Overlay District. We suggest that the existing system be inspected by a qualified inspector, and if it is adequate to accept the additional load, that the waiver be denied. If it is not, upgrades should be required. “Signed 3/21/25*

- 3) **Z25-16, TMS Architects Interiors, Timothy Giguere, Agent for Frogwood, LLC, Brian Underwood, Manager, M21 L5-12 Hopewell Road –**
  - **A Special Exception** is requested for **Article 400 Section 401.D.28** to permit a Lodging House.
  - **A Special Exception** is requested for **Article 300 Section D** to permit a structure over the 35' height restriction.  
- *No concerns, Signed by Gene Young 3/21/25*
- 4) **Z25-17, TF Moran, Inc., Alan Roscoe, Agent for Treasure Coast SPE LLC, Don Sorrentino, Owner, M4 L13 Frank C. Gilman Hwy –**
  - **A Special Exception** is requested for **Article 400 Section 401.A.7** to allow a Manufactured Home Park in the Rural Zone.
  - **A Variance** is requested from **Article 400 Section 452.A.1** to permit an additional site area to be reserved for a single family dwelling in a Manufactured Home Park.  
- *No concerns, Signed by Gene Young 3/21/25*
- 5) **P25-12, Prospect Mountain Survey, Paul Zuzgo, Agent for Patricia Taylor Rogers Revocable Trust, Owner, 305 Prospect Mountain Rd M3 L15 - Proposal: To** subdivide a lot of 35.7AC into three (3) total lots, parent lot of 23.6AC and two (2) lots of 6AC each. – *No concerns, Signed by Gene Young 4/8/25*

**Wetlands PBN Applications:**

- 1) **Wetlands PBN – Schmitt, 20 Railroad Ave M63 L16 -** Make necessary repairs to 45 linear feet (133 sf) of existing shoreline retaining wall "in the dry" pursuant to Env-Wt. 514.07 (a)(3) to protect the integrity of the existing shoreline wall and prevent erosion of the applicant's shoreline.

**Standard Wetlands Dredge and Fill Applications:**

- 1) **Standard Wetlands Application – Purdy, 2 Little Barndoor Island M81 L17-2 -** Request installation of a 4ft x 20ft permanent wharf along shore, dredging within and on direct approach to legal boat slips and repair of the existing breakwater and associated dockage.  
- *After a brief discussion the Commission has no comments or concerns.*

**Shoreland Permit Applications:**

- 1) **Shoreland Application – Richard R Esson, 96 Big Barn Door Island M80 L27-1 –** Increasing the effluent disposal system to a four bedroom system. The proposed impacts are temporary impacts only. A total of 3,303 sq ft for the work area and system impacts are proposed. No increase in impervious area proposed. Equipment access will be obtained by the Barndoor Island access paths.  
- *After a brief discussion the Commission has no comments or concerns*
- 2) **Shoreland Application – Blain K Drew, 890 Rattlesnake Island M76 L66 -** This project proposes constructing a new house with attached decks and a raised deck/water access structure. Additionally, this project will include the design and installation of a ISDS and EDA (application forthcoming). Lastly, this project seeks after the fact approval of previously completed excavation work for the planned construction.  
- *The Commission has several concerns regarding this application:*

- *We note the lack of erosion control below the unauthorized excavation. Control measures should be installed immediately.*
- *Is the raised deck/water access structure too large to be installed within the 50' shoreline setback?*
- *The raised deck/water access structure appears to be within the 30' Alton shoreline setback, which is a prohibited use. (Alton zoning ordinance, section 327:A)*
- *The plan does not indicate the means of access from the proposed house to the dock. The Commission is concerned that an improper path or walk will contribute to additional erosion/contamination of the lake.*
- *Can the pump line from the septic tank to the ISDS/EDA follow the existing path rather than through existing forest in order to minimize destruction of trees and understory?  
Where is the well to be located?*

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

- 1) **Shoreland PBN – Aleah L. Leblance & Richard Hart, Rollins Rd M62 L25 – Install steps / infiltration steps to access the lake. A retaining wall will be built.**
  - *The Commission recommends denial for the following reasons:*
    - *The application lacks plan drawings*
    - *On page 3, the second item proposes pervious technology, but there is no accompanying construction or maintenance plan as required.*
    - *There is no information on the location or type of wall that is proposed.*

**Reoccurring/Unfinished Business & Projects:**

- 1) **Lake Lay Monitoring Program**
  - *Russ Wilder commented that water testing will start in June. They plan to try and do sampling twice a month, June through September. The Commission would like to work on getting water monitoring results posted to the public.*
- 2) **Property Monitoring and Reports**
  - *The Commission discussed starting property monitoring in the upcoming months. They will work on monitoring and clearing trails where needed. The Commission plans to pick a date in the next week to monitor the Town Forest followed by Gilman Pond in the upcoming weeks.*
- 3) **Gilman pond Management**
  - *The Commission discussed checking the trails at the Town forest and at Gilman Pond for needed work. A trail day will be set up and volunteers solicited.*
  - **Gilman Pond Conservation management plan**
    - *Gene Young spoke about adopting the Gilman Pond Management Plan. The Commission spoke about holding a public meeting for the residents in the area of Gilman Pond to discuss the plan and get support from the neighbors. Once all the members have read over the plan and have agreed they will vote to move onto the next step.*
- 4) **Budget**
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**

**New Business:**

- **Society for the Protection of New Hampshire Forests membership renewal.**

- Dana Rhodes moved Russ Wilder Seconded a motion to pay \$100 to renew the Commissions membership for the Society for the protection of forest. By voice vote of 6 yea 0 nay the motion was approved.

**Commissioner Reports:**

**Chairman Report**

Gene Young reported that members of the commission joined a Planning Board Site Visit on April 3<sup>rd</sup> for the Sugar Hill subdivision application. They walked the proposed road and were shown where the proposed cottages would be located. Gene also reported he noticed several questions and concerns about the property. The Commission plans to bring their questions and concerns to the Planning Board.

Gene also reported that a member of the community reached out to the Commission regarding a possible unpermitted dock in Loon Cove. The Commission plans to submit a comment to NHDES.

Gene Registered for the Saving Special Places Conference. David Mank moved Russ Wilder seconded a motion to reimburse Gene Young \$75 for the Saving Special Places Conference.

**Vice Chair Report-**

- Scenic Views.

**Member Reports-**

**Notice of Intent to Cut Timber:**

- Frank C Gilman Highway, M4 L13

**Correspondence:**

- 328 Big Barndoor Island Replay to RFMI
- Lakes Congress 2025
- Support the UNH Lakes Lay Monitoring program through the 603 challenge
- Rechargeable Battery Disposal Ban
- LLMP – 2025 spring check in
- Aquarion water company letter to Conservation Commission

**Date and time of next meeting:**

**April 24, 2025 @6pm**

**Adjournment:**

*Meeting adjourned at 8:35pm*

*Respectfully submitted,  
Katherine Bowden, Administrative assistant*

