

ALTON CONSERVATION COMMISSION

MEETING

ALTON TOWN HALL

July 24, 2025

Minutes

Members:

Gene Young, Chairman

Dana Rhodes, Vice Chairman

Russ Wilder

Tom Diveny

David Mank

Tara Lamper

Ken Sheehan, Alternate

Drew Carter, Selectman's Rep

Others Present:

Members Absent:

Tara Lamper, David Mank

Call Meeting to Order:

The meeting was called to order at 5:58pm

Approval of Agenda:

Agenda was approved as printed

Presentations/Consultations:

None

Approval of Minutes:

- Minutes of 7/9/25 meeting

Dana Rhodes moved and Tom Diveny seconded a motion to approve the minutes of July 9, 2025. 5 yea with D. Carter 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) **Z25-29, Richard & Patricia Devanna, Owners, M35 L34 178 East Side Drive - A**
Variance is requested from Article 300 Section 356 to permit a Recreational Vehicle as Principal Use in order to replace existing 85 year old mobile home. *No concerns. Signed by Gene Young 7/23/25*
- 2) **Z25-30, Varney Engineering, LLC, Tom Varney, Agent for Amy Leone & Jeffrey Larose, Owners, M22 L25 50 Varney Rd –**
 - 1. A Variance is requested for Article 300 Section 320.E.2 to permit the replacement of an existing building in the same footprint, with an increase in square footage.
 - 2. A Variance is requested for Article 300 Section 327.A.1 to allow a non-conforming structure to remain 15' within the 30' lake set back.
 - 3. An Equitable Waiver is requested for Article 500 Section 540 to allow a shed to remain 6' within the 25' road setback.
- Gene Young commented "Article 300, section 320.E.2 allows the replacement of a structure with no increase in square footage. The applicant is requesting an increase in square footage, which is not allowed. We have no objection to the invasion of the setbacks." Signed by Gene Young 7/23/25
- 3) **Z25-31, Changing Seasons Engineering, PLLC, Stephanie Richard, Agent for Jaimie Nystrom, Owner, M50 L1 24 Loon Cove Road –**
 - 1. A Variance is requested for Article 300 Section 320.E.2 to permit the replacement of an existing building, with an increase in square footage.
 - 2. A Variance is requested for Article 300 Section 327.A.2 to allow a building within the 25' property front set back.

- 3. A Variance is requested for Article 300 Section 327.A.3 to allow a building within the 10' property side set back.
 - *Gene Young Commented "Article 300, section 320.E.2 allows the replacement of a structure with no increase in square footage. The applicant is requesting an increase in square footage, which is not allowed. We have no objection to the invasion of the setbacks." Signed by Gene Young 7/23/25*

Wetland Permit By Notification (PBN):

- 1) **Wetlands PBN- Dolan, 902 Rattlesnake Island M76 L64** - This project proposes repairing the existing breakwater and repairing or replacing the existing dockage, in-kind, with no changes to location, configuration, or dimensions. – *No Conservation Commission signature required. After discussion, the Commission has no objections to this application*
- 2) **Wetlands PBN – Walker, 316 Sleepers Island M73 L48** – Winter 2024-2025, dock 1 of 3 on property became inundated with ice, and the hinges holding the dock in the raised position broke. This caused the dock to fail and fall into the lake as the ice melted. As a result the platform to which the dock was attached has also shifted and settled badly. During spring / summer both remaining docks suffered damage. Dock 2 of 3's outer most pilings have bent inward making the dock unstable. We have temporarily secured this dock with wire rope for safety but it remains laterally unstable and sways in heavy wind/ wave conditions. Dock 3 of 3 has also suffered broken framing beneath the deck boards, possibly from overuse and its outermost piling is also beginning to fail. – *No Conservation Commission signature required. -After a brief discussion the commission declined to sign the application due to poor quality of photos.*

Expedited Minimum Impact Wetlands Application:

Shoreland Permit Applications:

- 1) **Shoreland Permit Application – Dolan, 902 Rattlesnake Island M76 L64** – This project proposes constructing a 30'x30' (900ft) addition to an existing cabin and deck measuring 592ft. - *After discussion, the Commission has no objections to this application*
- 2) **Shoreland Permit Application – Sedwin LLC, 175 Roberts Cove Road M48 L41** – Plan is to install a state approved septic system (tanks and pump lines, leach bed beyond 250") Cottage 1 will have an addition, and the deck will be increased to 12' in width. Cottage 2 will have the deck increased to 12' in width. Two 20'x20' garages will be built, one for each cottage. The driveway will be reconfigured and expanded. - *After a brief the commission commented "It is not clear from the application that there are sufficient stormwater management features in place to contain the runoff from the expanded driveway."*

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

- 1) **Water Quality testing and monitoring**
- 2) **Property Monitoring and Reports**
- 3) **Gilman Pond Management**
- 4) **Current Year Budget – June 2025 statements.**
- 5) **Future conservation opportunities**
- 6) **C.C Master Plan Action Items**
- 7) **Informational meeting at the East Alton Meeting House**
 - *Meeting at the East Alton Meeting House is set to take place on August 12th, 2025*
- 8) **Onedrive Updates and improvements**

New Business:

- **Halfmoon Lake Donation**

Russ Wilder moved Tom Diveny seconded a motion to donate \$250 to the Half Moon Lake Association to help with water testing costs. On a voice vote of 6 yea 0 nay the motion passed.

- *Gene Young presented a quote from the NHCI Sign Shop to replace a sign on the rail trail. Drew Carter Motioned to pay \$96.32 for the NHCE Sign Shop to replace the signs on the rail trail, Ken Sheenan seconded. On a voice vote of 6 yea, 0 nay the motion passed.*

Commissioner Reports:

Chairman Report

- *Gene Young presented a letter he has drafted to the BOS regarding the Hidden Springs Lot Development by the Alton DPW. The Commission had brief discussion about the project and protecting the integrity of Hurd Brook and its supporting landscape.*

Vice Chair Report-

- *Dana Rhodes reported they have almost finished the scenic view reports. The remaining scenic views that need to be observed are hiking trails. Dana Rhodes suggested asking local hiking groups to photograph views from the remaining locations.*

Member Reports-

- *Russ Wilder that they did a lay lake monitoring sample trip with students from UNH.*

Notice of Intent to Cut Timber:

- **Roberts Cove Rd Map19 Lot 8-1**

Correspondence:

- **Hidden Springs Plan**
- **NHDES Approved Standard Dredge and Fill Wetlands Permit, Lakes Region Hospitality Cherry Valley Road, M16 L20 & 18**
- **Withdrawal of Notice of Appeal, 224 Sleepers Island.**
- **NHDES Trails Statutory Permit-by-Notification, M6 L6**

Date and time of next meeting:

August 12th 2025 @ 7 PM, Gilman Pond Meeting House

August 14th 2025 @ 6PM

Adjournment:

Meeting adjourned at 7:23PM

Respectfully submitted,

Katherine Bowden, Secretary