

ALTON CONSERVATION COMMISSION

MEETING

ALTON TOWN HALL

May 14, 2026

Agenda

Members:

Gene Young, Chairman
Tom Diveny
Bree Rossiter

Russ Wilder, Vice Chairman
Tara Lamper
Drew Carter, Selectman's Rep

David Mank
Ken Sheehan

Others Present:

Members Absent:

Call Meeting to Order:

Approval of Agenda:

Presentations/Consultations:

Approval of Minutes: 04/09/2026

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:

Z26-08 Shawn Hillsgrove, Agent, M50 L36, 47 Loon Cove, A Special Exception is requested from Article 300 Section 320.E.2.D of the Zoning to permit the replacement and expansion of a non-conforming structure.

No Concerns, signed by Russ Wilder on 04-20-2026

Z26-10 Jaimie Nystrom, M50 L1, 24 Loon Cove Road - A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance for the Expansion of a Nonconforming structure by adding a lean-to on a garage.

Russ Wilder commented on 04-20-2026: The sketch of the lean-to does not show the relationship to the garage. Shouldn't this be on the proposed condition? This addition would affect the application for a Shoreland permit and the amount of impervious area to be created and compensated for.

Z26-11 Crystal Eastman-Varney, Esq., Agent for Monty & Donaciana Rudd, M26 L6 & 7, 32 Suncook Valley Road, A Special Exception is requested from Article 300 Section 320.F of the Zoning to permit an access easement across Map 26 Lot 6 to the landlocked parcel Map 26 Lot 7.

Russ Wilder commented on 04-20-2026: Granting this special exception seems premature until the plans for the development of the lots proposed to be accessed is known.

Statutory Permit by Notification (SPN):

Minimum Impact Expedited Wetlands Application:

Wetland Permit By Notification (PBN):

PBN 2026- Alton Shores Association, M71, L17, Hills Pond – *Looking to replenish the existing sand on a beach in Alton Shores Association – Hills Pond Beach 3 = 1720 sq ft.*

Signed 4/27/26 by Gene Young

PBN 2026- William Dooley, M74. L37, 232 Sleeper Island – *Replace existing 6x30' permanent dock with 6x40' seasonal lift dock edge of Lake Winnepesaukee Summer 2026. Dock anchor to be installed.*

Signed 4/27/26 by Gene Young

PBN 2026- Jacob & Jennie Hakala, M37, L27, 18 Donald Drive – *Remove (2) existing seasonal piers and install a single, new 6'x40' seasonal hinged pier (240 sq ft) anchored to an existing concrete pad. Install a 14'x30' seasonal canopy (420 sq ft) with boatlift and a seasonal PWC lift adjacent to docking structure.*

Signed 4/15/26 by Gene Young

PBN 2026- Russell & Donna Richardson, M75, L45, 76 Rattlesnake Island – *Install a PWC lift adjacent to an existing dock.*

Signed 5/11/26 by Gene Young

Standard Wetlands, Dredge and Fill Applications:

STDWET 2026- Mark Manning, M57, L2-1, 248 Woodlands Road – *Adding patio roughly 13'x30' in front of existing porch on house. Patio will be stone to match existing stone and will be completely pervious.*

Shoreland Permit by Notification (SPBN):

Shoreland Permit Applications:

SP 2026-00901 Michael & Lynne Boucher, M12, L82, 60 Bear Pond Road – *The project consists of a full lot redevelopment involving the demolition of the existing cottage and construction of a new residential structure. The proposal also includes installation of a parking area, septic system and a well.*

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

- 1) **Water Quality testing and monitoring - LWA Water Quality List**
- 2) **Property Management, Monitoring, and Reporting**
- 3) **Social Media Accounts**
- 4) **Current Year Budget**
- 5) **Trails Committee**
- 6) **OneDrive**
- 7) **Master Plan ConCom Action Items**
- 8) **Current and Future Conservation Projects – Engagement Letter & Billing Policy**
- 9) **Alton Power Dam, Mill Pond**

New Business: Draft ACC Operational Guidelines

Commissioner Reports: Saving Special Places 2026

Chairman Report

Vice Chair Report

Member Reports

Notice of Intent to Cut Timber: M6, L27, 31, 38, 22, 28-6, 32 and M5, L53

Correspondence:

- 2023-02045 SP Leger - Approved
- 2025-02948 Letter of Deficiency 21 Pumpkin Point
- 2025-03190 STDWET Harrison – Approved
- 2026-00144 SP JP Builders – Approved
- 2026-00145 STDWET Clay Pt RE – Approved
- 2026-00379 RFMI Camp Walsh – Answer
- 2026-00379 RFMI Camp Walsh
- 2026-00408 RFMI Response Spinelli
- 2026-00408 RFMI Spinelli
- 2026-00522 SP Bouillon – Approved
- 2026-00536 RFMI Response Stoney Ridge
- 2026-00536 RFMI Stoney Ridge
- 2026-00563 RFMI 24 Hopkins Rev Trust
- 2026-00650 PBN Lake Region- Approved
- 2026-00838 PBN Morrison – Approved
- 2026-00971 PBN Dooley – Approved
- 2026-00979 PBN Hakala – Approved
- 2026-00980 RFMI Davis
- Alton Power Dam Sediment Study Dig Safe Notification
- AOT Application Loon Cove Landing
- Approved Belknap Meeting Notes
- Conversation with Ryan Heath 4/16/26
- DES App Comments 4/10/26
- Milfoil Herbicide Treatment Notification
- NH Turtle Rescue letter
- TelCon with Peter DeJager 4-16/26
- Website Correspondence 1
- Website Correspondence 2

Date and time of next meeting: 05/14/2026 @ 6pm

Adjournment: