

ALTON CONSERVATION COMMISSION

MEETING

ALTON TOWN HALL

February 12, 2026

Agenda

Members:

Gene Young, Chairman
Tara Lamper

Russ Wilder
Ken Sheehan,

Tom Diveny

David Mank

Drew Carter, Selectman's Rep

Others Present:

Members Absent:

Call Meeting to Order:

Approval of Agenda:

Presentations/Consultations: Consultation with Dana Huff — update on the Mill Pond mitigation project

Approval of Minutes: Minutes of 01-22-2026

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:

P26-04 – Prospect Mountain Survey, Paul Zuzgo & Josh Tibeault, Agents for Thomas E Fry 1992 Trust, Thomas Fry, Trustee Map 21 Lot 38 47 Stagecoach Road -- Proposal: To subdivide the parent lot of 2.04AC into two (2) lots of record with the parent lot being 1AC, lot proposed lot being 1.04AC.

No Concerns, signed by Gene Young on 02-05-2026

P26-05 - Varney Engineering, Thomas Varney, PE, Agent for Thane LLC, Owner Map 28 Lot 13 Swan Lake Trail -- Proposal: To allow a contractor yard for landscaping business, including parking and use of existing building.

No Concerns, signed by Gene Young on 02-05-2026

P26-06 - Apex Land Solutions, Ryan Heath, Agent for Sand Street Investments, LLC, Owner Map 9 Lots 10 & 10-1 Route 11/Henry Wilson Highway - - Proposal: To allow construction of an HVAC business and a truck repair garage, with individual well, septic, parking and utilizing a shared driveway.

Gene Young and Russ Wilder commented: Both Lots 9-10 and 9-10-1 are in Alton's Aquifer Protection Overlay District (See note on Existing Conditions Plan).

From the Town's 2023 Master Plan: Alton's Zoning Ordinance includes an Aquifer Protection Overlay District that applies to activities within the stratified drift aquifer areas mapped by USGS. The Ordinance

provides for groundwater recharge, prohibits the disposal of hazardous waste and solid waste other than brush and stumps, and provides for additional review for any onsite wastewater disposal beyond that typical of a single-family home . However, several other land uses typically prohibited in an aquifer protection overlay district would be allowed in Alton if allowed in the underlying zone. These include storage of road salt, snow dumps, junkyards, gasoline stations and other uses involving petroleum products in bulk. Alton’s important aquifer areas would benefit from strengthening the Overlay District to prohibit these uses and to require conditional use permits for uses that involve the handling of toxic and hazardous materials in greater than typical household quantities. Requiring a conditional use permit would enable enforcement of performance standards, also known as best management practices, to ensure that the underlying groundwater is protected from contamination.

The Shoreland jurisdictional lines (50, 150 and 250) being shown on the drawings with the proposed development would be helpful (they are shown on the existing conditions plan only).

Labelling the buildings for the intended use would also be helpful (they are explained in the project narrative).

Will there be parking provided for the public to access the ROW?

Lots 9-10 and 9-10-1 are severely infested with Japanese Barberry (an invasive plant species). There should be no fill removed from the site because of the Barberry

Z26-03 - Prospect Mountain Survey, Paul Zuzgo, Agent for Robert & Joanna Morehouse, Owners, Map 12 Lot 14, 105 Bay Hill Road - - Variance Residential Rural Zone - A Variance is requested from Article 200 Definitions “Driveway” of the Zoning Ordinance to permit a shared driveway that services three (3) dwelling units.

No Concerns, signed by Gene Young on 01-28-2026

Z26-04 - Prospect Mountain Survey, Paul Zuzgo, Agent for William & Jill Duca, Owners, Map 33 Lot 31-1, 22 Mariette Drive - - Variance Lakeshore Residential Zone - A Variance is requested from Article 400 Section 463B of the Zoning Ordinance to permit driveway access other than the required street frontage.

No Concerns, signed by Gene Young on 01-28-2026

Wetland Permit By Notification (PBN):

Expedited Minimum Impact Wetlands Application:

Standard Wetlands, Dredge and Fill Applications:

STDWET2026-00145 Thomas Varney, M 21, L 7-4, Clay Point Road – Plan is for wetland impact for access to a proposed homesite. A driveway is to be constructed through a wetland. After the fact restoration is called for in this plan.

STDWET2026-00218 Amy & William Turgeon, M75, L71, 972 Rattlesnake Island - Reconfigure an existing 960 sf grandfathered breakwater reducing the existing lake bottom footprint to 650 sf (-310 sf) by providing a 6' gap at the shore and re-sloping/replacing fallen rock, replace an existing seasonal dock and connecting walkway (255.27 sf) with a new 6'x35' seasonal hinged dock (210 sf) anchored to a concrete pad at the shore (14 sf) and a In addition, provide a four way tie for two of the boatslips we have proposed (2) 10-12" dia oak or pt tie-off pilings between boatslips (2 sf). Proposal reduces breakwater footprint by +/- provides a more functional docking structure for the safety of the owners and their guests. The project meets Env-Wt. 513.23 (b) Modification of Existing Structures and is classified as a Major Impact Project pursuant to Env-Wt. 513.24 (c). Boatslips will remain at three.

STDWET2026-00219 Vitali & Anya Bondar, M79, L12, 620 Rattlesnake Island - Make necessary repairs to an existing breakwater and dock permitted under 1994-00301 by replacing fallen or dislodged brkwtr material and repair of the existing dock and cantilevered support poles. Also, add a 168 sf of dock area along the shore to better accommodate an 8'W x 25' L boatslip. This proposed dock will allow continued usefulness of an existing previously permitted dock by providing an area to accommodate the approved second boatslip. The area is to be dredged to an elevation of 501.32 to provide a boatslip area ("boatslip" definition as defined as 8'w x 25' length x 3' depth when measured at full lake elevation). The minimal dredging will consist of an area approximately 150 sf and/or +/- 2 cubic yards. Dredging project would classify as a MINIMUM IMPACT project per Env-Wt. 523.04 Classification of Dredging Projects (a), proposed dredging of public waters does not exceed 20 cu yds and the dock modifications will classify as a MAJOR IMPACT project per Env-Wt 513.25(c).

STDWET 2026-00274 2 Bickford Lane Nominee Trust c/o Stephen Gilet, Trustee, M44, L6, 2 Bickford Lane - Make necessary repairs to damaged end of existing breakwater permitted under 2016-01521 by replacing fallen or dislodged brkwtr material. Also, add a new adjacent piling supported dock & connecting walkway along the shore (238 sf) to accommodate a second boatslip (8'x25'x3' depth) to a previously permitted dock. In addition, provide (2) tie-off pilings, a 14'x30' seasonal canopy over the center slip and single family water access structure (deck) pursuant to Env-Wt. 511.04 (k), constructed above and behind the full lake elevation of 504.32. The seasonal 4' wide water access steps (40 sf) will provide access into the water and be removed during seasons of non-use pursuant to Env-Wt. 511.04 (g) to provide safe access to the lake bottom. The water access structure will impact only 10 linear feet along the shore and only +/-103 sf total impact area. The water access structure will be constructed at a 0% grade and outside of the 10' wetlands bureau setback to property lines.

Shoreland Permit by Notification (SPBN):

Shoreland Permit Applications:

SP 2026-00114, JP Builders Company LLC, M26, L15, 55 Suncook Valley Road – Plan is to replace portions of a foundation under an existing home. Additions will be added to the existing house. A deck will be added to the existing house. Two sheds will be removed. Stormwater measures (drip edge, porous patio) are to be installed.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

- 1) **Water Quality testing and monitoring**
- 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**

New Business: Reorganization of the Commission — election of chair and vice-chair

Commissioner Reports:

Chairman Report

Vice Chair Report

Member Reports

Notice of Intent to Cut Timber:

Correspondence:

2025-03139 STDWET Hannaford Bros. Co LLC – Approved

2026-00015 RFMI EXP Staubach 48 Beaver Dam Road M10, L32

2026-00218 STDWET 972 Rattlesnake Island M75, L71 – Accepted

2026-00219 STDWET 620 Rattlesnake Island M79, L12 – Accepted

2026-00274 WETSTD 2 Bickford Lane M44 L6 – Accepted

2025-02821 RFMI Response

Date and time of next meeting:

February 26, 2026, 6:00pm, Alton Town Hall

Adjournment: