

ALTON CONSERVATION COMMISSION
MEETING
ALTON TOWN HALL
August 13, 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: 07/23/2026

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:

Z26-15, Carl & Karen Campbell, Map 72 Lot 35, 44 Larry Drive - 1. A Variance is requested from Article 400 Section 452.A of the Zoning Ordinance to increase the lot size from .28AC to .35AC to make location of existing house (built 11/30/2018) conforming to property lines and setbacks. 2. A Special Exception is requested from Article 300 Section 320.F of the Zoning Ordinance to increase a pre-existing non-conforming lot in order to accommodate the existing house and deck entirely on the property after the transfer of 3,054 SF from abutting lot.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Z26-16, George & Cheryl Destremps, Owners, Map 72 Lot36, 36 Larry Drive - A Special Exception is requested from Article 300 Section 320.F of the Zoning Ordinance to decrease a pre-existing non-conforming lot to accommodate the abutter's existing house entirely on their property after the transfer of 3,054 SF from Lot 36 to Lot 35.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Z26-17, Varney Engineering, LLC, Tom Varney, Agent for Henry & Ellen Decker, Owners Map 34 Lot 33-11 81 Mount Major Highway - 1. A Variance is requested from Article 300 Section 327.A.1 & 2 of the Zoning Ordinance for the replacement of a building to be rebuilt 6' inside the front set back and within 10.5' in the shore setback. 2. A Special Variance is requested from Article 300 Section D.3.e of the Zoning Ordinance to allow the expansion of more than 10% of gross floor area. 3. A Special Exception is requested from Article 300 Section 320.D.3 of the Zoning Ordinance to allow the expansion of a non-conforming use. 4. A Special Exception is requested from Article 300 Section 320.E.2 of the Zoning Ordinance to allow the replacement of a non-conforming structure.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Z26-18, Varney Engineering, LLC, Tom Varney, Agent for The Tina M. Belcastro Revocable Trust, Tina Belcastro, Trustee Map 49 Lot 31-2 12 Boat Cove Road - 1. A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance for to allow the alteration of a non-conforming structure with the deck being partially converted to living space. 2. A Variance is requested from Article 300 Section 327.A.3 of the Zoning Ordinance for the expansion of living space. 3. A Special Exception is requested from Article 400 Section 320.E.2 of the Zoning Ordinance for the replacement and expansion of a non-conforming structure.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Wetland Permit By Notification (PBN):

PBN2026- Cascade Terrace Beach Association, M39, L26-1, Route 28A – Proposal: 1. Repair/replace existing piling supported docking structure and (2) associated ice-clusters (570 sf) “in-kind” with no change in size, location, configuration or construction type; 2. Repair/replace existing deteriorated/failing beach timber walls (295 lf) with block walls “in-the-dry” and with no change in size, location or configuration; and 3. Replenish (3) perched beach areas within a 1,430 sq ft total area utilizing approximately 10 cu. Yds. Sand placed above legal full lake elevation along the shore of this Lake Winnepesaukee property.

Standard Wetlands, Dredge and Fill Applications (STDWET):

STDWET 2026- David Devito, Lakerim A Condominium, M38, L55-1, Grammy’s Way – Plan is to install a boat hoist with timber pilings and to extend U shaped dock four (4’) feet longer.

Shoreland Permit Applications (SP):

SP2023-01760 (Amended) Adam & Eve Frisella, M79, L28, 536 Rattlesnake Island - Proposal: the addition on the east side (back side) of the cottage is being increased from 8’ by 12’ to 8’ by 20’. This results in an amended impervious area of 2,198 sq ft, an increase of 64 sq ft from the existing approved permit area of 2,134 sq ft.

SP2026-01944 Kirsten Wingate-Dawson, M79, L36, 492 Rattlesnake Island – Proposal Tear down an existing cottage and replace it with a new cottage. A state approved septic design will be obtained and installed. A shed for storage will be built. Dropline infiltration trenches and a porous patio will be built.

SP2026-01945 Henry & Ellen Decker, M34, L33-11, 81 Mount Major Highway – Proposal: Tean down an existing house and replace it with a new house. The footprint remains the same. A foundation will be built. The second story is expanded to the entire footprint of the house. Existing community septic approval 141051 to remain in use. Stormwater measures (drip edge, rain gutter downspout/drywell) will 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**
 - Nemser email re Seavey 8.5 acre CE
- 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**
- 9) **Alton Power Dam, Mill Pond**
 - Drawdown delay email and discussion

Chairman Report

- Hidden Springs management comments to DPW

Vice Chair Report

Member Reports

Notice of Intent to Cut Timber: M5, L40 & 41, Coffin Brook Road – Forester to cut 35 acres ASAP

Correspondence:

- STWET 2021-02967 Hopewell Rd – Amended and Approved
- STWET 2026-01349 5 & 9 Shields Way – Revised plan
- Violation 2026-02014 Timber Ridge

Date and time of next meeting: August 27, 2026 at 6pm

Adjournment: