ALTON CONSERVATION COMMISSION

MEETING
ALTON TOWN HALL
November 12, 2026
Agenda

Members:

Gene Young, Chairman	Russ Wilder, Vice Chairman	David Mank
Tom Diveny	Tara Lamper	Ken Sheehan
Bree Rossiter	Drew Carter, Selectman's Rep	

Others Present:
Members Absent:
Call Meeting to Order:
Approval of Agenda:
Presentations/Consultations:
Approval of Minutes: 10/22/2026

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:

P26-30 Jonathan & Sharon Bainbridge, M51, L9-2 & 9-2-1, 121 and 125 Route 11D – To adjust lot lines for two (2) lots of record, with Map 51 Lot 9-2 adjusted from 2.3AC to 1.0106AC, and Lot 9-2-1 adjusted from 1.63AC to 2.916AC

COMMENT: The narrative states that the purpose of the LLA is to better position the house to be built on the lot. If we are to comment on the application, we need to know the proposed location of the house to be built in order to be certain that existing wetlands remain protected.
By, Gene Young, on October 30, 2026

P26-31 Prospect Mountain Survey for Amansaukee LLC, M21, L1-5, 181 Clay Point Road – To subdivide the parent lot of 4.177AC that is in two towns into two (2) lots of record with the parent lot being 1.64AC, and the proposed lot being 2.587AC.

COMMENT: No Concerns, By Gene Young, on October 30, 2026

P26-32 Prospect Mountain Survey for Lee A. Hillsgrove, 2022 Rev. Trust, M2, L13, Dudley Road – Proposal to subdivide the parent lot 250.3AC into two (2) lots of record with the parent lot being 247.74AC, and the proposed lot being 2.56AC.

COMMENT: We have no objection to the proposed subdivision, although we question the statement in the narrative "At this time there is no future development planned" due to the history of the lot and the presence of a protected well radius on the existing parent lot adjacent to the erroneously labeled lot Tax Map 13 lot 13-3
By, Gene Young, on November 4, 2026

P26-33 Ryan Heath for Apex Land Solutions LLC, M27, L42, 19 Depot Street – Proposal to change ownership of 13 rental duplexes into 26 Condominium Units.

COMMENT: What entity will retain or acquire ownership of the undeveloped, and especially the wetland, portion of the lot? What forms of protection will be put in place to protect the undeveloped portion from future development?
By, Gene Young, on November 4, 2026

Standard Wetlands, Dredge and Fill Applications (STDWET):

STDWET 2026-02850 John Crugnale & Juanita Duserick, M67, L8, 96 Levitt Road – ***Proposal: Total impact of 1,040 s.f. Construction of Perched Beach of app. 188 s.f. on the east lake edge of the property. This will consist of two concave walls (both 1' width, by 20" [avg] height, by). They will be separated by two (2) sets of stone steps (the upper set to have 3 steps, the lower, 1 step, with 12" – 14" treads and 6" risers.) materials TBD. Beach will be 125 sq ft of screened sand @ 8" depth, or roughly 3-4 cu. yds. Planting of native species & grading as shown.***

STDWET 2026-02884 Higgins Family Property Trust, M18, L29-5, 142 Dewitt Drive – ***Proposal: To construct granite steps to allow for water access next to an existing permanent dock and patio. The granite steps will be 5 feet wide and will be constructed into the bank, which consists of a stone retaining wall. The property owner is also looking to remove several large rocks in front of an existing dug-in boathouse to facilitate boat access. The total proposed area of impact within the bed and bank of Lake Winnipesaukee is approximately 505 square feet. This includes approximately 300 square feet of permanent impact and 150 square feet of temporary impact within the lake, and approximately 20 square feet (5 linear feet) of permanent impact and 35 square feet (8 linear feet) of temporary impact within the bank.***

Shoreland Permit Applications (SP):

SP 2026-02922 John Crugnale & Juanita Duserick, M67, L8, 96 Levitt Road – ***Proposal: Total impact of 2,222 s.f. Construction of a four-bay garage (900 s.f.) with a short connecting gravel parking area (250 s.f. +/-), to existing gravel driveway. Construction of small Shed (130 s.f.) & a 152 s.f. (+/-) pervious Patio, w/fire pit. Both the Shed & the Patio will be in front of the 50' setback, but the garage will be behind it. Grading & planting of native trees and shrubs/groundcover as needed.***

SP 2026-02926 Craig Jensen, M21, L4, 160 Clay Point Road – ***Proposal to replace their existing 644 sqft structure with their new 4862 sqft home, associated 2395 sqft driveway and pervious walkway. The proposed impervious surface totals 7423 sqft to include new home and proposed driveway. The proposed impacts for this project total 28,189 to include the new construction, 6' wide 813 sqft pervious walkway to the lake, associated grading, as well as the conversion of 12,754 sqft of forest around their home to lawn. The existing impervious surface totals 1.1% within the 250' setback. The proposed impervious surface total of 9.8%. The proposed natural woodland area totals 11,304 within the woodland buffer and meets the necessary woodland buffer requirements. The proposed project maintains the required tree point score within the 50' waterfront buffer. The applicant is in the process of obtaining a permit for a proposed breakwater and docking system, as well as a pervious patio that will be used as a water access structure.***

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**
   - **Alton Town Forest Fee AMR 2026**
   - **Barbarossa CE AMR 2026**
   - **Eley 18 Acre CE AMR 2026**
   - **Eley 159 Acre Fee 2026**

- **Freese Farrell CE AMR 2026**
- **Heidke 2026**
- **Hoopes CE 2026**
- **Hussey CE AMR 2026**
- **Lakeshore Rail Trails Fee AMR 2026**
- **Parkhurst CE AMR 2026**
- **PMHS AMR 2026**
- **Seavey 208 Fee AMR 2026**
- **Timbers CE 2026**
- **Tree Growers Coffin Brook CE AMR 2026**

3) **Social Media Accounts**
   - **Social Media growth 2026**

4) **Current Year Budget**
   - **Eurofins Environment Testing - $476.00 invoice**

5) **Trails Committee**
6) **OneDrive**
7) **Master Plan ConCom Action Items**
8) **Current and Future Conservation Projects**
9) **Alton Power Dam, Mill Pond**

New Business:
Commissioner Reports:
Chairman Report
Vice Chair Report
Member Reports

Correspondence:
- **46 Beaver Dam Road – Letter of Compliance**
- **BRCC membership renewal 2027**
- **NHACC membership renewal 2027**
- **SP 15 Archie Lane - Approved**
- **SP 47 Riverlake Street – Approved**
- **SP 62 Fernhill Drive - Approved**
- **SP 97 East Side Drive – Approved**
- **SP 120 Big Barndoor Island – RFMI**
- **SP 870 Rattlesnake Island - Approved**
- **SPBN 80 Roger Street - Rejected**
- **STDWET 24 Tranquility Lane – Approved**
- **STDWET 97 East Side Drive – Approved**
- **STDWET 141 Mt Major Hwy – Incomplete**
- **STDWET 150 Smith Point Road – Approved**
- **STDWET 166 Roger Street - RFMI response to ConCom**
- **STDWET 166 Roger Street – RFMI**
- **STDWET Letter S & Frank & Rte 140 - RFMI**
- **STDWET New Durham Road – Approved**
- **WPBN 272 Big Barndoor Island – RFMI response to #3**

Date and time of next meeting: **December 10, 2026**

Adjournment: