

# ALTON CONSERVATION COMMISSION

## MEETING MINUTES

### ALTON TOWN HALL

February 26, 2026

#### Members:

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

#### Others Present:

Bree Rossiter and Lisa Partington, Secretary

#### Call Meeting to Order:

The meeting was called to order at 6:02pm in the Town hall meeting room.

#### Approval of Agenda:

#### Approval of Minutes: Minutes of 02-12-2026

Drew Carter moved and Tara Lamper seconded, to accept the minutes of 02/26/2026 as written. The motion passed by a vote of 6 yea; Tom Diveny abstained.

#### 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:

**Z26-05, Kemper Landholdings LLC, Map 19, Lot 32 -- A Variance is requested from Article 400 Section 452.B of the Zoning Ordinance to permit a new lot with portion of the 200' required road frontage on second road.**

No concerns, signed by Russ Wilder on 2/23/26

**Z26-06, Christine & Joseph Perella, Map 25, Lot 33 -- A Variance is requested from Article 400 Section 452.B of the Zoning Ordinance to permit driveway access on a private road.**

No concerns, signed by Russ Wilder on 2/23/26

**Z26-07, 31 Mooney Street LLC, map 29, Lot 38-1 -- A Special Exception is requested from Article 400 Section 401.D.7 of the Zoning Ordinance to permit an automotive & truck motor vehicle washing facility.**

COMMENT: The site is in the Aquifer Protection Overlay District and the disposal of washwater would need to be treated to remove contaminants. By Russ Wilder, 2/23/26

**Z26-08, 47 Loon Cove LLC, Map 50, Lot 36 -- 1. A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance to permit expansion of a structure from converting a porch to living space. 2. An Equitable Waiver is**

*requested from Article 300 Section 327.A of the Zoning Ordinance to permit the encroachment of existing structures in setbacks.*

No concerns, signed by Russ Wilder on 2/23/26

**Wetland Permit By Notification (PBN):**

**PBN 2026-00355 Sagris Map 81 Lot 9 -- *This project proposes replacing the existing permanent dockage and installing one seasonal boatlift and two seasonal PWC lifts***

After review, the Commission had no comments or objections.

**Standard Wetlands, Dredge and Fill Applications:**

**2026-00279 STDWET Camp Walsh M64 L16 – *Impact 950 sf to remove 420 sf of concrete walkway and construct a perched beach. Impact 610 sf to remove a concrete walkway, renaturalize and install non-contiguous steppers on natural ground. Remove 146 sf of concrete dock while repairing an existing jetty in like kind. Repair/replace 128 sf of wood dock adjacent to a concrete dock attached to the jetty. Cap over existing concrete walkways and dock with wood decking. Repair a concrete capped jetty in like kind. Repair an existing boathouse in like kind. Install 2 PWC lifts in an existing boat slip.***

The Commission reviewed the application and agreed on the following comment:  
How is the natural ground around the non-contiguous steppers to be stabilized and protected from erosion?

**STDWET 97 East Side Drive LLC, M 33 L 10 – *Plan is to demolish and rebuild existing boat house, docks, and to patch deteriorated concrete lake wall. Existing concrete and crib docks are to be replaced w/ pile docks. Timber tie off piles along dock to be removed. Timber ice cluster to be replaced in kind. A perched beach w/ lakeward steps to be installed. Concrete walls in boat house are to be resurfaced with 4-6” concrete.***

The Commission reviewed the application and agreed on the following comment: The Commission would like to mention to the applicant that the boathouse as designed will expose any boats in the boathouse to the full force of Northwest winds.

**Shoreland Permit Applications:**

**SP 2026-00311, Eric & Faye Ketzler, M 62 L1-7 – *This permit is being submitted to cover the changes made during construction associated with Shoreland Impact Permit 2018-02949 that were different than the approved plan, and for construction activity that inadvertently occurred after the permit had expired in order to complete the proposed site development.***

After review, the Commission had no comments or objections.

**SP 2026- Dorene Bergeron, M 61 L 7 – PDF not provided by the Consultant**

After review, the Commission had no comments or objections.

**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 – Invasive Species Week – Tara Lamper posted on Facebook page**
- 4) **Current Year Budget**
- 5) **Trails Committee - Ken Sheehan was invited to go to a trails committee in Gilmanton**
- 6) **OneDrive**
- 7) **Master Plan ConCom Action Items**
- 8) **Current and Future Conservation Projects**
- 9) **Alton Power Dam, Mill Pond**  
**Discussion – water sampling during drawdown**

The Commission discussed the Dam Bureau’s plan to draw down Wentworth Pond at ice out over the course of four or five days. Drew Carter moved and Tom Diveny seconded a motion to send the following comments and advice to the Board of Selectmen:

The Commission is very concerned about the potential for the transportation of toxic sediment from Wentworth Pond during the drawdown scheduled by NH Dam Bureau for “ice out” this spring. Due to this concern, the Commission will strongly advise the Board of Selectmen to demand that the NH Dam Bureau sample and analyze sediment in Wentworth Pond for toxics before any drawdown occurs, and to report the findings to the Selectmen and to the public. At a minimum, the analysis of representative sediment samples should include heavy metals, VOCs, PAHs, oil and grease and pesticides. Unanimously in favor.

**New Business:**

**Commissioner Reports:** The Chair presented to commission draft of operation guidelines and asked members to review and comment as they see fit.

**Chairman Report**

**Vice Chair Report**

**Member Reports**

**Notice of Intent to Cut Timber:**

**Correspondence:**

- 2024-00911 STDWET Marvin Denied
- 2026-00156 SP Permit approved
- 2026-00379 STDWET Camp Walsh recd
- 2026-00384 SP Kenney M56 L38-1
- SP 2026-00144 Comment 2-18-26
- STDWET 2026-00145 comment 2-18-26

**Date and time of next meeting:**

**March 12, 2026, 6:00 pm, Alton Town Hall.**

**Adjournment:** At 7:44pm,

Respectfully submitted,  
Lisa Partington



*approved 3/12/26  
Lore Young*

RECEIVED

MAR 17 2026

ALTON TOWN CLERK