

ALTON CONSERVATION COMMISSION

MEETING MINUTES

ALTON TOWN HALL

March 12, 2026

Members:

Gene Young, Chairman

Tom Diveny

Drew Carter, Selectman's Rep

Russ Wilder, Vice Chairman

Tara Lamper

David Mank

Ken Sheehan

Others Present:

Michael Dionne, NH F&G

Tom Varney, Varney Engineering

Joshua Thibeault, Varney Engineering

Dan Bisson

Members Absent:

Tom Diveny

Call Meeting to Order:

Meeting came to order at 6:00 pm

Approval of Agenda:

The agenda was approved as presented

Presentations/Consultations:

- **Michael Dionne, Fish & Game consultation appointment**

Mr. Dionne gave a brief overview of the Fish & Game Department and Dam Bureaus's plans for the draw-down of Wentworth Pond and the removal of the Alton Power Dam. Mr. Dionne emphasized the point that the F&G Dept. has many years' experience with draw-downs, and that the planned six inch per day rate does not normally result in sediment movement. He reiterated the statement that the purpose of the draw-down is to allow better access to existing sediment for sampling and analysis, and to allow determination of the probable resulting river bed. F&G believes that removing the dam will enhance the water quality of the flow into Alton Bay and lead to an overall benefit for wildlife. While some species may see a decrease in population, other species are expected to increase.

- **Tom Varney, Varney Engineering Clay Point Driveway location discussion**

Mr. Varney and Mr. Bisson presented a plan drawing of the Clay Point Realty wetlands application in response to ACC's comment and suggestion for an alternate driveway location. The Alton DPW will not approve a driveway permit for the ACC suggested location, and Mr. Varney argued that the originally-proposed location is the least impactful due to the activity of previous owners in removing trees in the wetland. The Commission agreed that the original proposal is acceptable.

Approval of Minutes:

Minutes 2/26/2026

Russ Wilder moved and Ken Sheehan seconded a motion to approve the minutes of February 26, 2026, Motion passed with 6 yea votes.

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:

P26-07, Randy Couch, Agent for Alton Mountain Retreat, Map 11 Lot 12-10 --
Proposal: To allow the conversion of a Single family residential home to a four (4) unit multi-family dwelling.

COMMENT: Existing conditions plan, page 1 of 2, shows a pond with a stone wall partly wrapped around the pond. The inlet and outlet for the pond are not shown. The proposed septic system design calls for a 5000 gal tank located very near, but probably beyond the pond from the house. Does the sewer line from the house to the tank cross the inlet or outlet to the pond? If so, a wetlands permit may be required. The inlet and outlet need to be shown on the plans.

By Gene Young, 03-05-2026

Shoreland Permit Applications:

SP2026-00384 Andrew & Shannon Kenney, M56 L 38-1 -- *Proposed spa area, outdoor rinse station, site grading, and vegetated slope within the 250 ft. SWQPA Zone. All proposed disturbances will be limited to the maximum extent practicable. Project will increase impervious surfaces within the 250 ft. SWQPA from 7,326 SF (existing) to 7,601 SF (Proposed). No impervious surfaces are proposed within the 50' Waterfront Setback.*

There appears to be existing un-permitted encroachment/fill into the intermittent stream on the westerly side of the shorefront lot. The Proposed spa and walkway may encroach on the original bed of the stream.

SP2026-00440 Camp Kabeyun, John & Anna Newton Porter, M 18 L 4 -- *Plan is to replace 2 existing tennis courts and 1 badminton court. The courts will be expanded slightly. Large pine trees around the perimeter of the courts are to be removed. Stormwater measures (crushed stone infiltration trench) are to be installed.*

The Commission discussed the application, and has no comment.

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**

Tara Lamper discussed the recent NHACC newsletter and the membership suggestions and Taking Action for Wildlife item and how those could be used in our media.
- 4) **Current Year Budget**

The ConCom budget for 2026 will be the default budget from 2025.
- 5) **Trails Committee**
 - *Ken and Russ will be attending the Trails Committee meeting in Gilmanton on April 7 at 6:30 pm. Anyone interested in attending is invited to join them.*
- 6) **OneDrive**
- 7) **Master Plan ConCom Action Items**

Russ Wilder contacted the chair of the Planning Board and confirmed that when a Town Planner is hired, efforts will be made to get the Master Plan Implementation Committee activated.

- 8) Current and Future Conservation Projects
- 9) Alton Power Dam, Mill Pond

New Business:

Commissioner Reports:

Chairman Report

Vice Chair Report

Member Reports

Notice of Intent to Cut Timber: M 15 L 49

Correspondence:

2025-03326 SP Hayes, Approved

2026-03-03 STDWET Balducci, Approved

2026-00144 SP RFMI JP Builders, received

2026-00156 SP Miller, Approved

Alton Power Dam email from Fish & Game 3/4/26

Alton Power Dam letter from Town Administrator 3/5/26

Red Pine removal email from Daniel Bisson 3/9/26

Date and time of next meeting:

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

Adjournment:

The meeting was adjourned at 7:53 pm

Respectfully submitted,



Gene Young, chair

approved
3/26/26
GY

RECEIVED

MAR 31 2026

ALTON TOWN CLERK