

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
April 09, 2026

Members:

Gene Young, Chairman	Russ Wilder, Vice Chairman	David Mank
Tom Diveny	Tara Lamper	Ken Sheehan
Drew Carter, Selectmens' Representative		

Others Present:

Bree Rossiter, Dana Huff

Members Absent:

Tom Diveny

Call Meeting to Order:

The meeting came to order at 6:00 pm

Approval of Agenda:

The agenda was approved as printed

Approval of Minutes: 03/26/2026

David Mank moved and Tara Lamper seconded the approval of the minutes of the march 26, 2026 meeting. Approved unanimously.

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:

P26-10 Norway Plains Associates, Inc., Steve Oles, Agent for Joseph & Deborah Collins, Map 8 Lot 18 - 29 Youngtown Road *Proposal: To subdivide the parent lot of 39AC into two (2) lots of record with the parent lot being 34.9AC, lot proposed lot being 4AC.*

COMMENT: No Concerns, By, Gene Young and Russ Wilder 04/03/2026

P26-11 Norway Plains Associates, Inc., Steve Oles, Agent for Kemper Landholdings, Map 19 Lot 32 - 69 Drew Hill Road *Proposal: To subdivide the parent lot of 33.4AC into three (3) lots of record with the parent lot being 21.5AC lot, proposed lot #1 being 6.3AC and proposed lot #2 being 5.6AC.*

COMMENT: No Concerns, By, Gene Young and Russ Wilder 04/03/2026

Wetland Permit By Notification (PBN):

PBN 2026- Diane Morrison, M80 L39,160 Big Barndoor Island - *Project involves the removal and reconstruction of an existing dock and breakwater that will occupy approximately 189 st of waterfront. It will maintain the similar footprint of existing structure. Dimensions of the new structure are 42 ft long x 45 ft wide.*

After discussion, the Commission has no comments on this application.

Standard Wetlands, Dredge and Fill Applications:

STDWET 2026- MEB 2017 Trust, M65 L82, 104 Railroad Avenue - *Repair existing permanent docking structure, “in-kind”, replace existing seasonal boatlift and canopy with a permanent boatlift supported on (4) piles and a new 14’ x 30’ seasonal canopy (no change) and install (2) tie-off piles for additional protection on 120” of average frontage along the shore of Lake Winnepesaukee. (6 sq ft total additional impacts). Project involves no additional impacts to NHDES Wetlands bureau jurisdiction.*

After discussion, the Commission has no comments on this application.

STDWET 2026- Northern USA Investments LLC, M47 L5, 81 Basin Road – *Remove the existing dock from an existing dug-in basin, and reconstruct and reduce the existing breakwater. Construct an 18’x32’ boathouse within an existing dug-in basin. Construct two 6’x30’ permanent docks along the breakwater. Construct a connector between the docks and a pervious walkway leading to the connector. Total number of proposed boat slips is three. Proposed impacts are 1,844 sq ft permanent and 505 sq ft temporary.*

The Commission noted that a portion of the dock and boat house may be within the lot sideline setback.

Shoreland Permit Applications:

2026- Josh Shofner & Gloria Bouillon, M18 L15D, 101 Andreson Drive – *Construction of small pervious patio and rebuilding in kind of existing shoreland wall and walkway.*

After discussion, the Commission has no comments on this application.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

1) Water Quality testing and monitoring

Russ Wilder reported that the water sampling on the Lake will begin in June with one set, then two sets in both July and August.

Bree Rossiter reported that LWA and UNH’s Bob Craycraft will be presenting a summary of the past year’s water sampling results for all of the lake’s sub-watersheds.

2) Property Management, Monitoring, and Reporting

3) Social Media Accounts

4) Current Year Budget

5) Trails Committee

Ken Sheehan reported on his and Russ Wilder’s visit to the Gilmanton Trails Committee

6) OneDrive

7) Master Plan ConCom Action Items

8) Current and Future Conservation Projects

Three projects to consider

Russ Wilder reported on his discussion with SPNHF’s Stacie Hernandez regarding two large parcels in the Belknaps that the Society is working to conserve during their 125th anniversary year. Due to the size of the projects, they hope include the fund-raising for the projects in the 125th year capital funding efforts.

9) **Alton Power Dam, Mill Pond**

- **Alton Power Dam Drawdown Summary**

Discussion with Dana Huff about the plans and costs for water sampling during the draw-down, whenever it occurs. It was decided that there is no need to try to duplicate the sampling the Dam Bureau will be doing.

New Business:

Draft ACC Operational Guidelines

The latest draft will be emailed to the members for study and comments. To be considered for adoption at the next meeting.

Commissioner Reports:

Chairman Report

Vice Chair Report

Russ Wilder – Hidden Springs visit

Russ Wilder reported on his and Gene Young's visit to the Hidden Springs DPW site, which was recently cleared of all timber, saplings, and brush. The AoT received by the Town called for about 12 acres of clearing, the site appears to have about 23 acres cleared. It appears that the cleared acreage exceeds that allowed by the AoT. Drew Carter will take the concern to the Board of Selectmen.

Member Reports

Notice of Intent to Cut Timber:

275 New Durham Road M9 L32 - 30 acres with anticipated start date 4/1/2026

Correspondence:

- **2023-03038 SP Oleary – Amended**
- **2025-03187 SP Gallant – Approved**
- **2026-00015 STDWET Staubach – Approved**
- **2026-00311 SP Ketzler – Approved**
- **2026-00440 SP Porter – Approved**
- **Aquarion Water Company**
- **DES Comments (2)**
- **DES No Comments (2)**
- **Rattlesnake Island Concrete Pad Removal Site Plan**

Date and time of next meeting: 04/23/2026 @ 6:00pm

Adjournment:

The meeting was adjourned at 7:25 pm

Respectfully submitted,



Gene Young