

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
May 14, 2026



Members:

Gene Young, Chairman
Tom Diveny
Bree Rossiter

Russ Wilder, Vice Chairman
Tara Lamper

David Mank
Ken Sheehan

Prior to the meeting being called to order, the Town Moderator administered the oath of Office to Briana Rossiter, who was appointed to the Commission on April 14 for a three-year term.

Members Absent:

It was announced that Drew Carter’s absence is due to his having resigned from the Board of Selectmen in order to accept the position of Building and Code Official for the Town.

Call Meeting to Order:

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

Approval of Agenda:

The agenda was approved as printed

Approval of Minutes:

Russ Wilder moved and Tara Lamper seconded a motion to approve the minutes of the April 9, 2026 meeting. Motion passed with 6 yes votes, 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:

Z26-08 Shawn Hillsgrove, Agent, M50 L36, 47 Loon Cove, A Special Exception is requested from Article 300 Section 320.E.2.D of the Zoning to permit the replacement and expansion of a non-conforming structure.

No Concerns, signed by Russ Wilder on 04-20-2026

Z26-10 Jaimie Nystrom, M50 L1, 24 Loon Cove Road - A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance for the Expansion of a Nonconforming structure by adding a lean-to on a garage.

Russ Wilder commented on 04-20-2026: The sketch of the lean-to does not show the relationship to the garage. Shouldn't this be on the proposed condition? This addition would affect the application for a Shoreland permit and the amount of impervious area to be created and compensated for.

Z26-11 Crystal Eastman-Varney, Esq., Agent for Monty & Donaciana Rudd, M26 L6 & 7, 32 Suncook Valley Road, A Special Exception is requested from Article

300 Section 320.F of the Zoning to permit an access easement across Map 26 Lot 6 to the landlocked parcel Map 26 Lot 7.

Russ Wilder commented on 04-20-2026: Granting this special exception seems premature until the plans for the development of the lots proposed to be accessed is known.

Wetland Permit by Notification (PBN):

2026-01028 WPBN Alton Shores Association, M71, L17, Hills Pond – Looking to replenish the existing sand on a beach in Alton Shores Association – Hills Pond Beach 3 = 1720 sq ft.

Signed 4/27/26 by Gene Young

2026-00971 WPBN William Dooley, M74, L37, 232 Sleeper Island – Replace existing 6x30' permanent dock with 6x40' seasonal lift dock edge of Lake Winnepesaukee Summer 2026. Dock anchor to be installed.

Signed 4/27/26 by Gene Young

2026-00979 WPBN Jacob & Jennie Hakala, M37, L27, 18 Donald Drive – Remove (2) existing seasonal piers and install a single, new 6'x40' seasonal hinged pier (240 sq ft) anchored to an existing concrete pad. Install a 14'x30' seasonal canopy (420 sq ft) with boatlift and a seasonal PWC lift adjacent to docking structure.

Signed 4/15/26 by Gene Young

2026-01229 WPBN Russell & Donna Richardson, M75, L45, 76 Rattlesnake Island – Install a PWC lift adjacent to an existing dock.

Signed 5/11/26 by Gene Young

Standard Wetlands, Dredge and Fill Applications:

STDWET 2026- 01053 Mark Manning, M57, L2-1, 248 Woodlands Road – Adding patio roughly 13'x30' in front of existing porch on house. Patio will be stone to match existing stone and will be completely pervious.

Two outstanding RFMI – app incomplete

Due to an outstanding RFMI for incomplete application from NHDES, this application will be reviewed when the RFMI reply is submitted.

Shoreland Permit Applications:

SP 2026-00901 Michael & Lynne Boucher, M12, L82, 60 Bear Pond Road – The project consists of a full lot redevelopment involving the demolition of the existing cottage and construction of a new residential structure. The proposal also includes installation of a parking area, septic system and a well.

The Commission continues to be concerned with runoff following the dirt path from the house to the dock, and the commissioners agreed to submit the following comment: Upon review, the Commission noted a forest material/dirt path from the house location to the existing dock. Given the apparent un-improved nature of the path, we suggest the addition of one or more water bars to prevent runoff from following the path and flowing into the pond. Alternatively, the path could be graded to divert runoff into the surrounding under story.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

1) Water Quality testing and monitoring

Discussed the merits of adding the sampling of tributaries to Alton Bay to our sampling program. The Commissioners agreed that four brooks should be added – Beaver Brook and Hurd Brook on the East side, and Watson Brook and West Alton Brook on the West side. Bree Rossiter explained Lake Winnepesaukee Alliance's (LWA's) current tributary sampling of other Winnepesaukee tributaries through the State VRAP program. It was agreed that Alton CC should work with LWA to add these brooks to their program in order to produce results that will be consistent with the existing work. Bree will work with Dana Huff to coordinate the effort.

Bree Rossiter advised the Commission of a webinar planned by LWA for 10:00 am on May 18, at which Bob Craycraft of UNH will discuss the results of the 2025 water monitoring season.

2) Social Media Accounts

Tara Lamper reported that the FB page has suffered a few incoherent and abusive posts, and has chosen to block the sender. Tara will create a draft policy statement to guide future decisions should such an occurrence be repeated. She has been regularly posting items of conservation interest.

3) Trails Committee

Ken Sheehan presented a draft trail management template and guided the Commission through its features. He then presented a draft trail management workbook spreadsheet and described its features and uses. Both drafts were accepted by the Commission.

4) Current and Future Conservation Projects Engagement Letter & Billing Policy

The chair presented the letter of engagement from Jason Reimers of BCM Environmental & Land Law, LLC. The letter spells out the rates to be charged to the Commission for his services related to our proposed efforts to conserve three parcels in Alton. The letter does not call for a retainer to be paid. Tom Diveny moved, and Bree Rossiter seconded, a motion to accept the engagement letter and Jason Reimers' services for the projects. The motion passed with 7 yes votes.

New Business:

Draft ACC Operational Guidelines

The draft ACC Operation Guidelines were discussed, and David Mank moved, and Bree Rossiter seconded, a motion to adopt the Guidelines. The motion passed with 7 yes votes. Tara Lamper agreed to work on a synopsis of the guidelines that could be used to inform the public about the Commission's operations.

Commissioner Reports:

Saving Special Places 2026

Chairman Report

The chair presented a brief written report of the breakout sessions attended at the 2026 Saving Special Places Conference.

Vice Chair Report

Russ Wilder presented and discussed a written report of his breakout sessions at the 2026 Saving Special Places (SSP) Conference.

Member Reports

David Mank and Ken Sheehan commented on their attendance at the 2026 SSP Conference.

Tom Diveny discussed the Trustee of the Trust Funds proposal to conserve the Clough property abutting the Trask Swamp Preserve. For now, it was agreed that a letter of agreement should be drafted that will state the Trustees intention to put the lot (Map 14, Lot 14), under the control and care of the Commission for conservation purposes. The fate of the small triangular piece located between Chestnut Cove Road, Fort Point Road, and the old, now Class VI portion of Fort Point Road, which used to be part of 14-14, is not yet decided.

Bree Rossiter provided an update on LWA's evolving science-to-solutions approach focused on working directly with private property owners to help reduce pollution entering Lake Winnepesaukee and improve long term lake resilience. This expanded focus recognizes the significant cumulative impact of privately owned shoreline properties across the watershed.

One of the primary areas of focus moving forward will be identifying and prioritizing potentially vulnerable septic systems using watershed data, soils, proximity to the lake, age of systems, and other environmental factors. Alton Bay has been identified as an initial priority area due in part to its sandy soils and higher potential vulnerability to nutrient transport. LWA is working on the feasibility of this project LWA estimates that a substantial percentage of the entire shoreline septic systems (over 65%) may currently be underperforming, nearing the end of their functional lifespan, or at increased risk of failure, reinforcing the need for proactive assessment, outreach, and solutions-based planning.

Notice of Intent to Cut Timber:

M6, L27, 31, 38, 22, 28-6, 32, M5, L53, and M5, L 56

The Intent to Cut documents for Map 5, lots 53 and 56 were brought to the Commissions attention to illustrate the necessity of checking the location of each Intent. These two lots are conserved land via easements held by SPNHF. In both cases, the current (2nd or 3rd) landowner most likely did not notify SPNHF of their plans to harvest, as is called for in the easement documents. SPNHF was sent copies of the Intents. It was stressed that the location of the work covered by each Intent should be checked to see if it is on or near conserved land.

Correspondence:

- 2023-02045 SP Leger - Approved
- 2025-02948 Letter of Deficiency 21 Pumpkin Point
- 2025-03190 STDWET Harrison – Approved
- 2026-00144 SP JP Builders – Approved
- 2026-00145 STDWET Clay Pt RE – Approved
- 2026-00379 RFMI Camp Walsh
- 2026-00971 PBN Dooley – Approved
- 2026-00979 PBN Hakala – Approved
- 2026-00980 RFMI Davis
- AOT Application Loon Cove Landing
- Alton Power Dam Sediment Study Dig Safe Notification
- Approved Belknap Meeting Notes

- 2026-00379 RFMI Camp Walsh – Answer
- 2026-00408 RFMI Spinelli
- 2026-00408 RFMI Response Spinelli
- 2026-00522 SP Bouillon – Approved
- 2026-00536 RFMI Response Stoney Ridge
- 2026-00563 RFMI 24 Hopkins Rev Trust
- 2026-00650 PBN Lake Region- Approved
- 2026-00838 PBN Morrison – Approved
- Conversation with Ryan Heath 4/16/26
- DES App Comments 4/10/26
- NH Turtle Rescue letter
- TelCon with Peter DeJager 4-16/26
- Milfoil Herbicide Treatment Notification
- TelCon with Peter DeJager 4-16/26
- Website Correspondence 1
- Website Correspondence 2

Date and time of next meeting: 05/28/2026 @ 6pm

Adjournment:

The meeting adjourned at 7:41 pm.

Respectfully submitted,



Gene Young, chairman

Approved 5-28-26



