

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
June 11, 2026

Members:

Gene Young, Chairman
Tom Diveny
Briana Rossiter

Russ Wilder, Vice Chairman
Tara Lamper
Drew Carter, Selectman's Rep

David Mank
Ken Sheehan

Others Present: Roger Sample, and Cindy Balcius & Gabe Winant - of Stoney Ridge Environmental, Kelly Sullivan, representing Parks & Rec Committee and Dana Huff

Members Absent: Briana Rossiter, Tom Diveny

Call Meeting to Order: The meeting was called to order at 6:01pm in the Town Hall second floor meeting room.

Approval of Agenda: Russ Wilder made a motion to move VRAP and David Mank seconded the motion. The agenda was approved as amended.

Presentations/Consultations:

- **Discussion with Roger Sample about hiking trails on his property.** Mr. Sample is looking to add snowmobile and hiking trails over to Merrymeeting Lake entrance from New Durham Road. He will work with snowmobile clubs for assistance.
- **Discussion with Cindy Balcius about new gas station at the circle.** Cindy and Gabe discussed the wetland fill that will affect approximately 9924 sqft. There were no endangered species found in their survey. There will be a monitoring/maintenance manual for the drains and stormwater treatment stations.

Approval of Minutes: David Mank moved and Tara Lamper seconded a motion to approve the minutes of May 28, 2026 meeting. Motion passed with 4 yes and 1 abstain votes.——

Gene Young moved to amend the minutes from the May 14, 2026 minutes, under **Members Absent:** by striking the words "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.", and adding the name "Drew Carter". Further, to include, by way of explanation for the amendment, the following: "The announcement was premature and incorrect. Mr. Carter could not accept the position due to the Town's 2-year moratorium policy on hiring elected officials to fill Town positions." Mr. Carter did not resign from the Board of Selectmen and continues to serve as the BOS representative to the Conservation Commission.

David Mank seconded the motion. Motion passed with 4 yes and 1 abstain 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:

P26-15 Norway Plains Associates, William Macduff, Agent for the Gwyneth R DeJager 1982 Trust, Peter DeJager, Trustee, Map 18 Lot 26, 57 Roberts Cove Road *Proposal: To subdivide a lot of 25.54AC into three (3) lots of record with the parent lot being 11.26AC, lot proposed lot #1 being 8.48AC and proposed lot #2 being 5.79AC.*

COMMENT: The Commission is aware of and fully supports the DeJager's intention to preserve the Roberts Cove road view of the lake in perpetuity through the use of deed restrictions and covenants, By, Gene Young 06/03/2026

P26-16 Prospect Mountain Survey, Paul Zuzgo, Agent for Right Field Development, LLC, Owner, Map 8 Lots 44 &45, Wolfeboro Highway, 166 Wolfeboro Highway *Proposal: To adjust lot lines for two (2) lots of record, with Map 8 Lot 44 (RR Zone) adjusted from 35.1AC(1528884.11SF) to 35.1AC(1528813.22SF), and Lot 45 (RC Zone) adjusted from 2.7AC to 2.8AC.*

COMMENT: No Concerns, By, Gene Young 06/03/2026

Standard Wetlands, Dredge and Fill Applications:

STDWET 2026-01443 Penguin Fuels, M9, L57, New Durham Road – *Proposal to construct a fuel station, commercial store and associated infrastructure on the project. The proposed site plan is designed to concentrate the proposed construction to the western portion of the parcel and maximize the use of the available uplands within that area. The amount of disturbance has been minimized to the maximum extent practicable while still allowing for the required parking and safe travel lanes through the project area for customers and large shipping vehicles. The proposed project will result in 9,924 sq ft of permanent impact to the onsite forested wetland for the construction of the fuel station, commercial building and travel lanes. The applicant is proposing to construct a retaining wall along the edge of the wetland impacts to avoid any impacts associated with grading.*

COMMENT: The commission is concerned with the Barberry at this location and feels that during the construction, the soil should be buried elsewhere due to that nature of this invasive species. The entity responsible for operating and maintaining the stormwater treatment system should be specified.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

1) Water Quality testing and monitoring

• Alton VRAP Tributary Sampling Estimate

Discussed not having LWA sample Beaver Brook if Wolfeboro Water's data is compatible with LWA's VRAP data. We will continue to sample the Merrymeeting through Bob Craycraft and UNH. We will sample West Alton Brook in 2 locations due to the extensive development occurring upstream in Gilford.

2) Social Media Accounts

Tara Lamper drafting social media policy and should have draft to discuss by next meeting.

3) Current Year Budget

- NHGives for Belknap Conservation: Donations will help the Belknap County Conservation District (BCCD) continue to help care for natural resources.**

Russ Wilder moved to make a donation of \$100 to the Belknap County Conservation District. Tara Lamper seconded the motion. 4 yes votes.

4) Trails Committee

Ken Sheehan reported that Gene Young, Russ Wilder and Ken Sheehan cleared two fallen trees from the Rail Trail. Ken was looking for and received permission to create an email account: altontrails@gmail.com for the Alton Trails Committee. He is also seeking volunteers.

5) Current and Future Conservation Projects

Memorandum of Understanding regarding water quality and wildlife protection proposed for Lot 14-14. Gene Young moved to accept the letter and to pass on to trustees. Russ Wilder seconded the motion. 4 yes votes.

Commissioner Reports:

Vice Chair Report

Russ Wilder, along with volunteers Dana Huff and Ginny Witkin, took 3 UNH students. Lila, Emma and Jocelyn, on June 11, 2026 to sample water and plankton on 6 sites from the West Alton Sandbar to the Alton Bay Pavillion. These sampling events will be done twice each month in July, August and September.

Member Reports

Russ Wilder made motion to pay the invoice from Belknap Landscape LLC and Ken Sheehan seconded the motion. 4 yes votes.

Correspondence:

- **2025-01968 STDWET Walker – Amended**
- **2026-00298 SP Bergeron – Amended**
- **2026-00714 STDWET Thompson – Approved**
- **2026-00833 RFMI MED 2017 Trust**
- **2026-01028 PBN Alton Shores – Approved**
- **2026-01229 PBN Richardson – Approved**
- **2026-01315 STDWET Belcastro – Approved**

Date and time of next meeting: 06/25/2026 @ 6:00pm

Adjournment: The meeting was adjourned at 7:10pm.

Respectfully submitted,

Lisa Partington

Lisa Partington, Conservation Secretary

Approved 6/25/26
YJ

