

**ALTON CONSERVATION COMMISSION**  
**MEETING**  
**ALTON TOWN HALL**  
**July 23, 2026**  
**Minutes**

**Members:**

Gene Young, Chairman  
Tom Diveny  
Bree Rossiter

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

David Mank  
Ken Sheehan

**Others Present:** Kelly Sullivan, representing Parks & Rec Committee and Wayne Long

**Members Absent:** David Mank, Bree Rossiter and Tom Diveny

**Call Meeting to Order:** The meeting was called to order at 6:00 pm in the Town Hall second floor meeting room.

**Approval of Agenda:** The agenda was approved as printed.

**Approval of Minutes:** Tara Lamper moved and Gene Young seconded a motion to approve the minutes of 06/25/2026 meeting. 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:**

**P26-17, Jones & Beach Engineers, Inc., Anthony Jones, Agent for Joyce McGuirk Trust, Joyce McGuirk, Trustee, Map 19, Lot 47, 117 Hayes Road - Proposal: To allow a Bed & Breakfast with a small antique shop in the existing structures.**

**COMMENT:** No Concerns, By, Gene Young on 07-07-2026

**P26-18, Randy Tetreault, Agent for The Cox Family Trust, Terri Drake and William Cox, Trustees and The Drake Irrevocable Trust, Teri Cox, Trustee, Map 18, Lots 5 & 5-2, 208 Fort Point Road & 238 Fort Point Road - Proposal: To adjust lot lines for two (2) lots of record, with Map 18 Lot 5 adjusted from 12.85AC to 14.02AC, and Lot 5-2 adjusted from 3AC to 1.84AC.**

**COMMENT:** No Concerns, By, Gene Young on 07-07-2026

**P26-19, Prospect Mountain Survey, Paul Zuzgo, Agent for Michelle Penland, Map 14, Lot 1-1, Jesus Valley Road - Proposal: To subdivide a lot of 50.97AC into two (2) lots of record with the parent lot being 44.30AC and the proposed lot being 5.40AC.**

**COMMENT:** No Concerns, By, Gene Young on 07-07-2026

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

**PBN 2026- Michael & Catherine Sirois, M53, L3, 354 Route 11 D – Proposal: Homeowners wish to replenish beach sand on their existing beach adjacent to Lake Winnepesaukee in Alton NH. The existing footprint of the beach area is 60ft max (wide) x 25 ft max (deep). Access to the beach area is open and now trees will be removed as a result of this sand renourishment effort. We anticipate approximately 5 cubic yards of clean beach sand be spread across the surface area at a depth of 2-3 inches. There will be no more than 10 cubic yards of sand spread.**

**Agent did not want Commission to sign.**

**COMMENT:** The application is for Map 53, Lot 3; the Commission noticed that it should be Map 53, Lot 3-3.

**PBN 2026- Town of Alton c/o Seth Garland, Public Works Director, M30, L24, Letter S Road and NH Route 140 - *The proposed project is intended to improve water quality of Mill Pond by reducing stormwater pollutant loading and includes redevelopment of the existing parking area and boat launch, stormwater improvements to the east and west of the existing parking area, and reconfiguration of the Letter S Road and NH Route 140 intersection. The project will include demolition and rehabilitation of the existing parking lot and boat launch. The proposed stormwater improvements consist of new detention basins with sediment forebays to the west of the parking area and grass-lined swales along the southern edge of the parking area and to the east. The total area of impact proposed to occur within the Protected Shoreland is approximately 40,200 square feet (SF) including 40,150 SF within the 150-foot Woodland Buffer and 25,900 SF within the 50-foot Waterfront Buffer. There is a net reduction in impervious area proposed, and waterfront buffer vegetation will be maintained to the extent practicable. Proposed tree removal within the waterfront buffer will not result in the reduction of point values within any grid segment below the minimum point score.***

The Commission has no objections to this application

**Standard Wetlands, Dredge and Fill Applications (STDWET):**

**STDWET 2026- Town of Alton c/o Seth Garland, Public Works Director, M30, L24, Mill Pond – *The proposed project is intended to improve water quality of Mill Pond by reducing stormwater pollutant loading and includes redevelopment of the existing parking area and boat launch, stormwater improvements to the east and west of the existing parking area, and reconfiguration of the Letter S Road and NH Route 140 intersection.***

The Commission has no objection to this application

**STDWET 2026-01887 NHDOT/O'Brien, M36, L19 Parcel 14& 15, Station 32+60 to 33+00-33+50 Mt. Major Highway – *Plan is to relocate existing boathouse to comply with the NHDOT reestablishment plan Mt. Major Highway station 33+00 Route 11.***

The Commission has no objection to this application

**Shoreland Permit by Notification (SPBN):**

**SPBN 2026- Adam Phillip & Eve Frisella, M79, L28, 536 Rattlesnake Island – *Plan is to install an 8' by 20' addition to an existing cottage. An 8' by 12' addition was previously approved under shoreland permit 2023-01760 but was never constructed. A new permit is required for the new addition being larger than what was originally permitted.***

After discussion, the Commission found that as long as the new addition is not used as an additional bedroom(s), and the increased size of the addition does not impose additional loading on the original approved septic design, we have no issues with this application.

## **Reoccurring/Unfinished Business & Projects:**

*(Incompleted projects may not be discussed at every meeting)*

### **1) Social Media Accounts**

- Tara Lamper will be collecting general conservation related resources to make handouts/postings

### **2) Trails Committee**

- Ken Sheehan reported on general status of town trails including the Alton Rail Trail – trail is a dead end a short distance west past Minge Cove, not easily maintained past this point, and needs to stop at Minge Cove. A sign will be posted at the end of the rail trail to indicate its status. The trail is otherwise clear and well maintained.

The Mike Burke area of the Town forest is in overall good condition and just needs some hand- saw work to clear out debris and remove some encroaching branches.

In the Gilman Pond conservation area, the Silver trail needs some tree clearing.

- Ken Sheehan met the director of the Native Plant Trust who had a small crew studying and monitoring developments such as the current beech tree diseases and monitoring the small whorled pogonia. He will send Commission Chair her contact information.
- Ken Sheehan will work with Tara Lamper to advertise for volunteers to join Alton Trails Committee through social media, the Baysider newspaper and reach out to the Boy Scouts.

## **Chairman Report**

- Mt. Major Visitor Use Survey – August 13<sup>th</sup> at the Gilman Library from 5:00-6:30pm

## **ViceChair Report**

Russ Wilder reported that he was interviewed by LWA, who is doing a similar documentary in Lake Winnepesaukee, like they did on aquatic invasive species impact in Lake George.

## **Member Reports**

There was a brief discussion about invasive plants on Map 15, Lot 49. No action taken.

## **Correspondence:**

- **PBN 2021-02284 Schneider 1786 Mt. Major Hwy – Approved**
- **PBN 2026-01640 Morin 110 Minge Cove Road – Approved**
- **RFMI 2026-01349 Miller 5 & 9 Shields Way**
- **RFMI 2026-01558 Landry 13 Beaver Dam Road**
- **SP 2026-01567 Larmarca 192 Woodlands Road - Approved**
- **STDWET 2025-02351 Calabro Hopewell Road – Approved**
- **STDWET 2026-00274 Bondar 620 Rattlesnake Island – Approved**

**Date and time of next meeting:** August 13, 2026 @ 7:00 pm

**Adjournment:** The meeting was adjourned at 7:35 pm.

Respectfully submitted,

*Lisa Partington*

Lisa Partington, Conservation Secretary