

ALTON CONSERVATION COMMISSION
ALTON TOWN HALL
August 13, 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

Members Absent: Tom Diveny and Drew Carter

Call Meeting to Order: The meeting was called to order at 7:00pm in the Town Hall second floor meeting room.

Approval of Agenda: The agenda was approved as printed.

Approval of Minutes: Russ Wilder moved and Ken Sheehan seconded a motion to approve the minutes of 07/23/2026. Motion passed with 4 yes and 2 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:

Z26-15, Carl & Karen Campbell, Map 72 Lot 35, 44 Larry Drive - 1. A Variance is requested from Article 400 Section 452.A of the Zoning Ordinance to increase the lot size from .28AC to .35AC to make location of existing house (built 11/30/2018) conforming to property lines and setbacks. 2. A Special Exception is requested from Article 300 Section 320.F of the Zoning Ordinance to increase a pre-existing non-conforming lot in order to accommodate the existing house and deck entirely on the property after the transfer of 3,054 SF from abutting lot.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Z26-16, George & Cheryl Destremps, Owners, Map 72 Lot 36, 36 Larry Drive - A Special Exception is requested from Article 300 Section 320.F of the Zoning Ordinance to decrease a pre-existing non-conforming lot to accommodate the abutter's existing house entirely on their property after the transfer of 3,054 SF from Lot 36 to Lot 35.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Z26-17, Varney Engineering, LLC, Tom Varney, Agent for Henry & Ellen Decker, Owners Map 34 Lot 33-11 81 Mount Major Highway - 1. A Variance is requested from Article 300 Section 327.A.1 & 2 of the Zoning Ordinance for the replacement of a building to be rebuilt 6' inside the front set back and within 10.5' in the shore setback. 2. A Special Variance is requested from Article 300 Section D.3.e of the Zoning Ordinance to allow the expansion of more than 10% of gross floor area. 3. A Special Exception is requested from Article 300 Section 320.D.3 of the Zoning Ordinance to allow the expansion of a non-conforming use. 4. A Special Exception is requested from Article 300 Section 320.E.2 of the Zoning Ordinance to allow the replacement of a non-conforming structure.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Z26-18, Varney Engineering, LLC, Tom Varney, Agent for The Tina M. Belcastro Revocable Trust, Tina Belcastro, Trustee Map 49 Lot 31-2 12 Boat Cove Road - 1. A Variance is requested from Article 300 Section 320.E.1 of the Zoning Ordinance for to allow the alteration of a non-conforming structure with the deck being partially converted to living space. 2. A Variance is requested from Article 300 Section 327.A.3 of the Zoning Ordinance for the expansion of living space. 3. A Special Exception is requested from Article 400 Section 320.E.2 of the Zoning Ordinance for the replacement and expansion of a non-conforming structure.

COMMENT: No Concerns, By, Gene Young on 07-22-2026

Wetland Permit By Notification (PBN):

PBN2026-02081 Cascade Terrace Beach Association, M39, L26-1, Route 28A – Proposal: 1. Repair/replace existing piling supported docking structure and (2) associated ice-clusters (570 sf) “in-kind” with no change in size, location, configuration or construction type; 2. Repair/replace existing deteriorated/failing beach timber walls (295 lf) with block walls “in-the-dry” and with no change in size, location or configuration; and 3. Replenish (3) perched beach areas within a 1,430 sq ft total area utilizing approximately 10 cu. Yds. Sand placed above legal full lake elevation along the shore of this Lake Winnepesaukee property.

After discussion, the Commission noticed that there are no details mentioned for the block walls being used and should be provided.

Standard Wetlands, Dredge and Fill Applications (STDWET):

STDWET 2026-02165 David Devito, Lakerim A Condominium, M38, L55-1, Grammy’s Way – Plan is to install a boat hoist with timber pilings and to extend U shaped dock four (4’) feet longer.

After discussion, the Commission noticed that the permanent impact should show the square footage of the dock extensions.

Shoreland Permit Applications (SP):

SP2023-01760 (Amended) Adam & Eve Frisella, M79, L28, 536 Rattlesnake Island - Proposal: the addition on the east side (back side) of the cottage is being increased from 8’ by 12’ to 8’ by 20’. This results in an amended impervious area of 2,198 sq ft, an increase of 64 sq ft from the existing approved permit area of 2,134 sq ft.

The Commission has no objections to this application.

SP2026-01944 Kirsten Wingate-Dawson, M79, L36, 492 Rattlesnake Island – Proposal Tear down an existing cottage and replace it with a new cottage. A state approved septic design will be obtained and installed. A shed for storage will be built. Dropline infiltration trenches and a porous patio will be built.

The Commission has no objections to this application.

SP2026-01945 Henry & Ellen Decker, M34, L33-11, 81 Mount Major Highway – Proposal: Tear down an existing house and replace it with a new house. The footprint remains the same. A foundation will be built. The second story is expanded to the entire footprint of the house. Existing community septic approval 141051 to remain in use. Stormwater measures (drip edge, rain gutter downspout/drywell) will be installed.

The Commission has no objections to this application.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

- **Water Quality testing and monitoring**
 - Bree Rossiter reported that LWA will have 2 interns at Downings Landing for a Creel Survey starting the week of August 17th through the end of September. This is in cooperation with Fish and Game is for purely informational purposes and will be completed on random days/times to limit bias.
 - Fish and Game is doing their annual smelt survey this week, the past 2 years the numbers were very low, and there were concerns of this being because of the spiny water flea, but this year preliminary findings show the numbers have increased comparatively.
- **Social Media Accounts**
 - Tara Lamper reported that the Conservation website's "Mushroom Monday" brings lots of fun banter and education.
- **Trails Committee**
 - Ken Sheehan reported that he has a growing list of trail volunteers. He will be having a mini outing at the end of August with them.
 - Ken will be walking one of the Gilman Pond trails with The East Alton House Historical Society.

Notice of Intent to Cut Timber: M5, L40 & 41, Coffin Brook Road – Forester to cut 35 acres ASAP

Correspondence:

- **STWET 2021-02967 Hopewell Rd – Amended and Approved**

Russ Wilder mentioned that the RSA's were changed in 2025 to allow boat houses on the lake once again. Also, he noted that the boathouse called for in STWET 2021-02967 is 18' high, while the Alton zoning regulation is 15'. A boathouse or canopied boat slip higher than 15', but in no case greater than 20' high, may be permitted if granted a Special Exception by the Zoning Board.
- **STWET 2026-01349 5 & 9 Shields Way – Revised plan**
- **Violation 2026-02014 Timber Ridge**

Date and time of next meeting: August 27, 2026 at 6pm

Adjournment: The meeting was adjourned at 7:58 pm.

Respectfully submitted,

Lisa Partington

Lisa Partington, Conservation Secretary