

ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
August 27, 2026

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: Carole Ingham, Town treasurer

Call Meeting to Order: The meeting was called to order at 6:00 pm in the Town hall

Approval of Agenda: A PBN from Leah Shea, 272 Big Barndoor Island, was added to the agenda, and the agenda was approved as amended.

Presentations/Consultations: Carole Ingham, Alton Treasurer

The Town Treasurer, Carole Ingham, presented a report on the Commission's Conservation Fund account and the Forest Fund accounts. The Conservation Fund of \$394,275 is held mostly in savings, with an additional \$110,990 in a 2% CD, which is maturing on 9/18/26.

Tara Lamper moved, and Ken Sheehan seconded, to authorize the Treasurer to move \$100,000 from savings and add it to the amount from the maturing CD and to purchase a 9-month CD at the current interest rate of about 3.8%. The motion passed unanimously.

Approval of Minutes: 08/13/2026

Russ Wilder moved, Bree Rossiter seconded, a motion to approve the minutes of 8/13/2026 as printed. The motion passed with 6 yea, 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)

Wetland Permit By Notification (PBN):

PBN 2026- Leah Shea, M80, L20, 272 Big Barndoor Island – *proposing to remove the existing 7'X10' concrete boat ramp and replacing in kind with two precast concrete slabs measuring 7'X5' each. The replacement ramp will remain in the existing 7- SF footprint and same location. Any disturbed areas will be stabilized before completion.*

Upon review, the Commission comments "the plan lacks delineation of the 504.32 reference line. The Commission notes a severely broken up area of concrete immediately landward of the proposed site of the 7'X5' new slabs. Will any change take place in this area? What erosion control measures will be used?"

PBN 2026- Robert Morin, M73, L45, 328 Sleeper Island – *Proposal – need to replace the majority of the existing dock. The part of the dock in need of replacement is 46.5' x 4' out into the lake with a portion along the shore as 12.5' x 4'. We will remove the portion of the dock in failure and rebuild it in the same footprint. In order to do this we must remove the rotting timbers in the breakwater. We will deconstruct portions*

of the breakwater containing the rotting timbers and replace with new material and then reset the breakwater with the existing material.

Upon review, the Commission comments “the plan lacks delineation of the 504.32 reference line. How will construction debris be disposed of?”

PBN 2026 – Robert Morin, M73, L45, 328 Sleeper Island – Proposal – need to remove a rotting stump from under a portion of a drystack stone wall. The stump is destabilizing the wall so it will eventually collapse. The patio is also undermining from the rotting stump; material under the pavers is being pulled out by moving water. We intend to deconstruct the portion of the wall which is failing, remove the rotten stump, add crushed stone to fill the void and reassemble the wall with the existing material. The patio pavers will be removed, the subgrade will be removed, compacted and replaced with crushed stone and pea stone. New pavers will be installed. The failing wall section is 17 feet in length and the patio is roughly 200sqft.
The Commission reviewed the application, and comments “the plan lacks delineation of the 504.32 reference line. The distances from the apparent shoreline to the proposed work area do not seem accurate when compared with the photos of the area. The location of the rotting stump is not shown on the drawings. No plans are provided for the protection of the shrubs between the stone wall and the reference line.”

Shoreland Permit by Notification (SPBN):

SPBN 2026- Jana Sunshine c/o Winnepesaukee Island Services, M80, L29, 116 Big Barndoor Island – Proposal – Provide a small addition (418.5 sqft at overhang) to the rear of an existing cottage to provide a home office and porch area.

After review, the Commission has no comment.

Shoreland Permit Applications (SP):

SP 2026- Jennifer McCullough, M41, L14, 132 Echo Point Road – Proposed project includes a partial tear-down of existing building (1,100 sqft) and rebuild in approximately the same location, further back from the shoreline. Proposed construction of a new 24’x28’ garage is planned for the Fall of 2026. Wooden stairs, ramps and patio areas will also be removed.

After review, the Commission has no comment.

Reoccurring/Unfinished Business & Projects:

(Incompleted projects may not be discussed at every meeting)

1) Water Quality testing and monitoring

• Sawmill Brook – second occurrence, testing?

A second occurrence of a large movement of sediment down Sawmill Brook and into the lake was reported. Lake Winnepesaukee Alliance (LWA) was authorized to include Sawmill Brook in the sampling program for the remainder of this year. Further site visits will be carried out.

2) Property Management, Monitoring, and Reporting

• Discussion of this year’s monitoring and reporting

The letters to the owners of CE properties advising them of our monitoring visits will go out after Labor Day, so monitoring can begin anytime after they are sent. A discussion on the tools available for monitoring will be held at one of the September meetings.

3) Social Media Accounts

4) Current Year Budget

5) Trails Committee

Ken Sheehan will be arranging a couple of weekend work days for the trails.

- 6) **OneDrive**
- 7) **Master Plan ConCom Action Items**
- 8) **Current and Future Conservation Projects**
- 9) **Alton Power Dam, Mill Pond**
 - **NH Dam Bureau email**
 - **Wentworth Pond and Mill Pond Drawdown Questions**

The Q&A document that was prepared for the last Selectmen's meeting with the Dam Bureau's chief engineer will be made available via link on Facebook.

New Business:

- **Halfmoon Lake Association's Letter of Support**
- **Watershed Management Plan – Priority Sites 4, 5, 6**

The Commission approved the letter of support for the Half Moon Lake Association's 319 grant application for phase II of their mitigation plan.

Commissioner Reports:

Chairman Report

Map 10, lot 4 Frohock Marsh

The chairman reported that due to boundary questions that have been raised, it may be necessary to verify the boundary of the Frohock Marsh fee property.

Sawmill Brook parcels for conservation

A resident has inquired about conserving his land. The Commission decided to arrange a site visit.

Vice Chair Report

Russ Wilder reported that the final lake water sampling of the season will be done in September.

Member Reports

Bree Rossiter presented a plan by LWA to host a "State of the Lake" presentation at Ames Farm on September 21 at 5:00 pm. The Commission agreed to sponsor the event. Those wishing to attend should RSVP on the LWA website.

Correspondence:

- **Alton Zoning Ordinance Section 328**
- **Forestry SPN 2026-01986 - Approved**
- **Hidden Springs Clearcut Management Comments to DPW**
- **Letter of Compliance 2024-03481 44 Sleepers Island - Approved**
- **Morse Preserve Prescribed Burn Update**
- **PBN 2026-01558 13 Beaver Dam Road - Approved**
- **PBN 2026-02081 Rte 28A – Approved**
- **PBN 2026-02114 870 Rattlesnake Island – Rejected**
- **Shoreland Accessory Structures Fact Sheet**
- **STDWET 2026-00218 972 Rattlesnake Island - Approved**

Date and time of next meeting: 09/10/2026 at 6:00 pm

Adjournment:

The meeting was adjourned at 7:33 pm.

Respectfully submitted,

Gene Young, chair