ALTON CONSERVATION COMMISSION
MEETING MINUTES
ALTON TOWN HALL
October 08, 2026
Minutes

Members:

Gene Young, Chairman	Russ Wilder, Vice Chairman	David Mank
Tom Diveny	Tara Lamper	Ken Sheehan
Bree Rossiter	Drew Carter, Selectman's Rep	

Others Present: Donna Richardson, Joy Richardson and Sandy Espisito

Members Absent: 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.

Presentations/Consultations: Donna Richardson – Levy Park improvements Ms. Richardson is seeking advice on some management issues and also is seeking to collaborate on the extension and connection of trails in and around town. ConCom will try to set up a meeting with Ms. Richardson, Peter Bolster, who is also attempting to extend the trail network in Town, and our Trail Committee.

Approval of Minutes: Gene Young moved and Russ Wilder seconded a motion to approve the minutes of 09/10/2026. Motion passed with 5 yes 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:

P26-25, M21, L29-4 & 29-6, 43 Four Seasons Drive and 47 Four Seasons Drive, Proposal: To adjust lot lines for two (2) lots of record, with Map 21 Lot 29-4 adjusted from .85AC to 1.15AC, and Lot 29-6 adjusted from 13.37AC to 13.07AC.
No Concerns, By, Gene Young 09/29/2029

P26-26, M9, L16, New Durham Road, Proposal: To subdivide the parent lot of 62.5 AC that is in two towns into two (2) lots of record with the parent lot being 29.9 AC, lot and the proposed lot in the next town being 32.6 AC.
No Concerns, By, Gene Young 09/30/2026

P26-27, M9, L85 & 85-4, 81 Moore Farm Road, Proposal: To adjust lot lines for two (2) lots of record, with Map 9 Lot 35 adjusted from 190AC to 188AC, and lot 35-4 adjusted from 4.88AC to 6.81AC.
No Concerns, By, Russell Wilder 10/01/2026

P26-28, M9, L85, 81 Moore Farm Road, Proposal: To subdivide the parent lot of 188AC that is in two towns into two (2) lots of record with the parent lot being 162AC, and the proposed lot being 25.52AC
No Concerns, By, Russell Wilder 10/01/2026

P26-29, M27, L15, 69 Main Street, Proposal: To construct a 4,000 square foot tradesman workshop/storage building with office space.
No Concerns, By, Russell Wilder 10/01/2026

Wetland Permit By Notification (PBN):
PBN 2026-02475 Christopher Brown, M64, L14, 134 Smith Point Road – *Proposal involves the removal and reconstruction of an existing dock structure. The proposed dock will occupy approximately 687 square feet of surface area and will remain a similar footprint to the existing structure. The work is limited to in kind replacement and will not result in significant expansion of use or impact to the surrounding water body.*
COMMENT: The Conservation Commission declines to sign this PBN due to the discrepancy in wording between Section 3 - Project Description and Impact Area "the proposed dock will occupy approximately 687 of surface area and will remain a similar footprint...", and "...replacement will not result in a significant expansion...". On the plan drawing, is the statement "with no change is size, location, or configuration." By, Gene Young on 09/10/2026

Standard Wetlands Dredge and Fill Applications (STDWET):
STDWET 2026- Chiarello Family Trust, M76, L80, 832 Rattlesnake Island – *Extend an existing 6' wide piling dock by 7' in length to provide adequate slip depth. Two new piling will be driven and an existing 3-pole ice cluster will be relocated.*
The Commission has no objections to this application.

STDWET 2026-02631 Laurie & Phillip Hooker, M21, L1-7, 119 Clay Point Road – *Project consists of constructing a 1415 SF dock and boathouse, 180 SF access stairs, along with a 590 SF breakwater. There will be 300 SF of temporary impacts for a stockpile area.*
After discussion, the Commission has the following concerns:

1. A temporary stockpile area is shown underwater. Is this the 300 sf temporary impact applied for and is it from the dredging of 11 CY that is shown on and described in the notes on the plan and not included in the project description?
2. A 50' shoreline setback line is shown offshore – why?
3. The area behind the proposed boathouse, next to the shore, looks like it will be cut off from the lake. Will this be filled at a later date?
4. In Section I.XI of the application, the applicant claims that the proposed boathouse project is the least intrusive to the public trust yet there is currently an open docking structure with a seasonal canopy on the abutting lot (21-1-6).

Shoreland Permit Applications (SP):
SP 2026-02551 John & Maryalice Norton, M80, L30, 120 Big Barndoor Island – *Proposal to temporarily impact approximately 5,500 sf to install a NEW four-bedroom effluent disposal system and a new 12'X28" addition (357 sf measured at overhang) to the existing home. A NHDES effluent disposal design application will be submitted separately to NHDES Subsurface System Bureau for approval, pending the shoreline approval.*
The Commission objects to expansion of the home in the 50ft Primary Structure Setback Waterfront Buffer, which makes this proposal less conforming.

SP2026- Jeffrey & Oana Bonomo, M32, L25, 47 Riverlake Street – *Proposal to tear down the existing structure, raise and rebuild the house in its footprint, and construct a retaining wall to form yard space.*
The Commission objects to construction of a retaining wall to create a flat portion for lawn within the 50ft Primary Structure Setback Waterfront Buffer, which makes this proposal less conforming.

SP 2026-02360 Michael & Susan Davis, M40, L36, 15 Archie Lane – *Proposal to redevelop a residential lot on Archie Lane. The subject parcel is identified in the Alton Tax Maps as Map 40, Lot 36. The site has historically been used as a seasonal residence. The lot has existing developed frontage on Lake Winnipesaukee.*
The Commission comments this is already an extremely small lot. Expansion of the footprint of the building should not be permitted. Septic should be upgraded.

SP 2026-02397 Steve & Janet Boucher, M60, L21, 6 Garden Park Road – *Proposed project consists of the construction of two additions to the existing single-family residence and the conversion of the existing driveway surface to a permeable driveway system. Project was previously approved under Shoreland Impact Permit 2014-00268, but was never carried out and must be re-filed. As approved under the prior permit, the proposed driveway improvements will result in a substantial reduction in impervious coverage, allowing the property to become more nearly conforming under the requirements of the Shoreland Water Quality Protection Act.*
After discussion, the Commission has concerns about the nature of the additions; Will there be additional loading imposed on the original approved septic design; What is the clearance for fire apparatus on the fire lane bridge over the easement; and, The inspection and maintenance schedule of the proposed pervious technology features should be explicitly required in the permit.

The Commission also noticed this property already has an expansive green lawn next to the lake that should be altered to lessen the impact to the lake.

SP 2026-02399 Fernhill Corp. c/o Robert Headley, M2, L26-4, 62 Fernhill Drive – *Unit 3 on Lot 2-26-4 is proposed to be demolished and replaced back slightly from the shoreline making it a further distance from the lake. Additionally, a bump-out set towards the lake will be removed and the outside stairs, also set toward the lake, will be downsized. Additional square footage will be permanently added to the backside of the unit and temporary square footage will be impacted for construction purposes.*
The Commission has no objections to this application.

SP 2026-02417 Robert & Evelyn Diorio Rev. Trust, M47, L8, 68 Basin Road – *Proposed project is to raze the existing structures on site, then rebuild in its footprint, plus an addition, as well as rebuild several retaining walls and add pervious technology to the driveway and patio.*
The Commission comments that the inspection and maintenance schedule of the proposed pervious technology features should be explicitly required in the permit.

SP2026-02549 Richard & Patricia Devanna, M35, L34, 178 Eastside Drive – *Replace prior mobile home and install a new septic system, along with retaining wall and drainage.*
The Commission has no objections to this application.

<u>Reoccurring/Unfinished Business & Projects:</u>
(*Incompleted projects may not be discussed at every meeting)*

1) **Property Management, Monitoring, and Reporting** – Russ Wilder and Bree Rossiter will take West side and Gene Young, Ken Sheehan and Tara Lamper will take Gilman Pond side and South Alton.
   Russ Wilder moved and David Mank seconded a motion to accept the 2026 monitoring reports on Frohock Brook Marsh, Gotarz Marsh, Seavey 8.5 acre CE, and Seavey 22 Acre CE. Motion passed with 5 yes votes.
   - **Frohock Brook Marsh Fee AMR 2026**
   - **Gontarz Marsh Fee AMR 2026**

- **Seavey 8_5 Acre CE AMR 2026**
- **Seavey 22 Acre CE SMR 2026**

2) **Alton Power Dam, Mill Pond**
- **8/31/26 Drawdown update**
- **9/18/26 NH Fish & Game conversation**
- **Laconia Daily Sun article**

New Business:

- **2026 NHACC Annual Meeting Registration –** David Mank moved and Gene Young seconded a motion to approve the $560.00 annual membership.

  David Mank moved and Gene Young seconded a motion to approve reimbursing Russ Wilder, Tara Lamper and Gene Young for the registration fee for the NHACC annual meeting. Motion passed with 5 yes votes.

- **BRCC Membership –** Gene Young moved and Tara Lamper seconded a motion to approve the $40.00 annual membership dues. Motion passed with 5 yes votes.

Commissioner Reports:

Chairman Report- LWA presentation at Ames Farm – the Chairman reported that Eric Siy, executive director of the Lake Winnipesaukee Alliance (LWA) and Bree Rossiter, Associate Director, made an excellent case for the direction and initiatives planned by LWA to stabilize and improve the water quality of the lake, which has been gradually decreasing for many years.

Vice Chair Report – Master Plan Implementation Committee meeting October 19, 2026, Alton Town Hall, at 6:00 pm.

Notice of Intent to Cut Timber: M18, L27

Correspondence:

- **Johnson perched beach application**
- **Notice of Prescribed Burn on Morse Preserve**
- **PBN Robert Morin Comments**
- **Rines Hill and Longstack**
- **SP 6 Garden Park Road – RFMI**
- **SP 15 Archie Lane – RFMI**
- **SP 97 East Side Drive – RFMI**
- **SP 132 Echo Point Road – Approved**
- **SP 492 Rattlesnake Island - Approved**
- **STDWET 22 Acorn Avenue – Approved**
- **STDWET 81 Basin Road – Approved**
- **STDWET 104 Railroad Avenue – Closed**
- **STDWET 166 Roger Street – Admin Incomplete**
- **STDWET 209 Damon Drive - Approved**
- **STDWET 328 Sleepers Island Dock – RFMI**
- **STDWET Eric & Christine Johnson Comments**
- **STDWET Station 32+60 to 33+00-33+50 Mt. Major Hwy – Approved**
- **Tarbell Marine & Island Svs – Letter of Deficiency**
- **WPBN 134 Smith Point Road – Agent's reply to Comments**
- **WPBN 272 Big Barndoor Island - RMFI**
- **WPBN Sleepers Island Patio – RFMI**
- **WPBN Christopher Brown Comments**
- **WPBN NHEC ROW – Approved**

Date and time of next meeting: October 22, 2026, at 6:00pm

Adjournment: The meeting was adjourned at 8:31 pm.

Respectfully submitted,
Lisa Partington
Lisa Partington, Conservation Secretary