ALTON BOARD OF SELECTMEN
Minutes
July 14, 2026
(Approved – July 28, 2026)

Chairman P. LaRochelle convened the meeting at 6:00 PM.

P. LaRochelle led the assembly in the Pledge of Allegiance to the Flag and a Moment of Silence. The following staff members were present:

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Paul LaRochelle, Chairman
Drew Carter, Vice-Chairman
Andrew Morse, Selectman
Richard Shea, Selectman
Jack Sleeper, Selectmen
Ryan Heath, Town Administrator

Agenda Approval

P. LaRochelle stated that he would like to add Blueberry Lane under Discretionary Action on Request for Appointments. D. Carter made a motion to approve the agenda as amended and A. Morse seconded with all in favor of the motion.

Announcements

- The Public Participation Policy applies to all Selectmen meetings. A copy of it is on the back of each agenda, posted outside this meeting room, and on our website.

Public Input I ***(limited to 3 minutes per person on agenda items only)***

J. Houser approached the table. She wanted to quickly address the Board of Selectman relative to the plane landing situation, but also more broadly on the website. She stated that the Board of Selectman serves as the executive body of the town responsible for overseeing municipal operations, setting policy and ensuring that local government functions efficiently and transparently. It's about the communication between the board. It is one of the issues that come up that have considerable impact on the town and the public at large. She is still struggling to find efficient ways to communicate with the Board, as well as committee members or chairs.

J. Demaris approached the table. She is here hoping to hear something about the dams. She is prepared to step up and help out in any way to save those dams.

Appointments

Thomas Wood – Epic Seaplane Adventures – Alton Seaplane Dock Proposal

T. Wood, President of Epic Seaplane Adventures approached the table. He is here tonight to propose a mutually beneficial long term partnership with the town of Alton. He is requesting a 10 year capital lease improvement for the waterfront parcel situated between the town beach and Harmony Park. To install and operate a premier seaplane dock. This project represents a net 0 cash obligation for the town. Epic Seaplane Adventures will fully fund the entire capital expenditure and in lieu of cash lease payments. This private investment will be credited over the 120 month term. At the end of the term, handing Alt in a valuable permanent asset absolutely no cost to its residents. As an exclusive commercial operator at this dock, EPIC seaplane adventures will offer premium scenic air tours and regional New England charter flights. Drawing high end spending tourists directly into the Alton Bay business district to support our local restaurants, retail storefronts and lodging. For the public record, any concerns regarding seaplane noise safety, water operations, that all falls under the exclusive jurisdiction of the state and has been thoroughly litigated. I welcome people to seek out the New Hampshire Department of Safety, Bureau of hearings order dated September 6th.

P. LaRochelle asked if he has gone to DES already. T. Wood stated that they haven't gone that far yet. He has not done anything along those lines. This is just a concept. Putting it out there and wanted to present it to the Board first.

P. LaRochelle stated that what has to happen here from here on that this would have to go before the public and go into a warrant article to see if the people would accept this or not. He thinks it would be helpful to see where they stand with DES.

Peter Bolster – Walking/Bike Route on Route 11

P. Bolster, Rotary Club member, approached the table. He is here tonight to discuss a possible bicycle path down Route 11 to the Bay. Basically, up to Farmington Village is a combination snowmobile trail and bicycle trail. Farmington is doing quite a bit of work and improving their part of the trail to make it more, but putting crushed limestone down and make it much more bike friendly.

Bike trails are becoming very, very common in many towns around the in New Hampshire. Now there's a lot of bike trails that are being developed, long trails, and shorter trails. The people with the New Hampshire bike hike organization are very excited about trying to have find connectivity between these trails. That goes down Route 11 and I've checked it out to roughly and from the edge of the black top to the edge of where the Transportation Department owns is probably about 30 feet of unused land. From the from the breakdown lane over to the edge of the private property. He would like us to become the terminus from this for this trail that will that right now goes from Rochester up and eventually I think Rochester and Dover are going to connect with their two trails and they may go may even go farther down to down to Portsmouth. Part of that trail basically goes through town and it's a it has to share the road. He is basically looking for a verbal okay from the Board to move forward. He is looking for Approval to continue looking at pulling together the people that would help to make this thing possible and coming up with whatever funding might be necessary in this sort of thing and then bringing that back to the Board at a later time for final approval. So what we're looking at now is the first step.

M. Gelinas, New Durham Snowmobile Club Trail Master, approached the table. He stated that In terms of finding volunteer help, he's got some people that have come forward that are very willing to help contractors to do this so that a lot of that work could be done similar to what we did with the Senior Center. And I was very involved in that and getting that going and why that happened is we got a contractors and other people that came in and basically. The possible trail was outlined.

It was the consensus of the Board to pursue this further.

New Business

1. IT Department – Capital Reserve Fund Purchase – Request

J. Monaco, IT Director, approached the table. He'd like to do a controlled technology swap specifically for department heads. He would like it to be taken out of your capital reserve.

D. Carter asked what he has for funds in that capital reserve. J. Monaco stated that there is approximately $72,800.00. D. Carter stated that would pretty well exhaust that account. He asked about the list of devices and where they would be utilized. J. Monaco explained the various devices.

It is the consensus of the Board to have J. Monaco come back to the Board with three quotes.

2. Waiver of Liability – 38 Bickford Lane, Map 44 Lot 1

D. Carter made a motion to approve the Waiver of Liability for 38 Bickford Lane, Map 44 Lot 1 as presented and P. LaRochelle seconded with all in favor of the motion.

3. Waiver of Liability – 174 Fort Point Road, Map 18 Lot 7

D. Carter made a motion to approve the Waiver of Liability for 174 Fort Point Road, Map 18 Lot 7 as presented and P. LaRochelle seconded with all in favor of the motion.

4. Public Hearing Request – Acceptance of Funds

R. Heath stated that he would like to schedule a public hearing in order to receive funds that are being returned by NH Interlocal Trust Inc.

It is the consensus of the Board to schedule a Public Hearing on August 11, 2026.

5. Alton's Risk Based Fraud Monitoring Procedure – Approval

R. Heath stated that this document is something that was requested for the Town to adopt by the financial institution. Discussion ensued about the document.

It was the consensus of the Board to send it to legal and then bring it back for approval.

Old Business

1. Town Hall Roof Bid - Award

R. Heath stated that the bids for the Town Hall bids were opened. He is presenting the Board with what was received and looking for them to make a decision. Discussion ensued about the differences in all of the bids and the type of products that are proposed to be used.

It is the consensus of the Board to reach out to Drew's Affordable Steel Roofing and check prices on items.

Town Administrator Report

R. Heath stated that the only thing that he had was that the first meeting in September is scheduled for the same day as the State Primary. He asked the Board if they would like it moved to September 9.

It was the consensus of the Board to move the meeting to September 9.

Selectmen Reports/Questions

J. Sleeper had nothing to report.

R. Shea stated that all of the milfoil amounts that were found were within the allowed amounts by the State. He would also like someone to start making sure that vehicles have dump stickers when they enter the dump.

A. Morse had nothing to report.

D. Carter stated that he missed the last Conservation meeting.

P. LaRochelle stated that he had a Zoning Board meeting and he was part of the celebration for the 250th celebration at the Legion.

Approval of Minutes

June 9, 2026 – Non-Public Session

D. Carter made a motion to approve the minutes for June 9, 2026 - Non-Public Session releasing #3 and A. Morse seconded with all in favor of the motion.

June 23, 2026 – Public Session

R. Shea made a motion to approve the minutes for June 23, 2026 – Public Session and J. Sleeper seconded with all in favor of the motion.

June 23, 2026 – Non-Public Session

R. Heath stated that he needs to revise the minutes and asked to table these minutes.

It is the consensus of the Board to table the minutes.

Consent Agenda Approval

R. Shea made a motion to approve the Consent Agenda for July 14, 20266

1. **Fire Department**

Fulk, Ethan, Per-Diem Firefighter/EMT, $19.20/hr., effective 7/17/2026

2. **Water Bandstand Committee**

Bardwell, Raymond, 3-year term, expires March 2029

3. **Assessing Consent Items**

Administrative Abatements & Supplemental Warrant

Gongas; Map 34 Lot 19; 3 Spring Street; $262
Widerstrom; Map 21 Lot 15; L/O Tom Road; $37

NH DRA Reimbursement for State Forest Land Sheet

State of NH; Map 11 Lot 4 & Map 3 Lots 33 & 34; Alton Bay State Forest & Joy State Forest; $N/A

Discretionary Action on Requests for Appointments (No discussion, majority vote required to allow/not allow appointment)

Blueberry Lane –

It is the consensus of the Board to grant the Request for Appointment.

Public Input II ***(limited to 5 minutes per person on any Governmental/Town Business)***

K. Sullivan approached the table. She liked the questions about the roof. She would also like an update on the Mt. Washington dick, website, and an update on Hidden Springs.

L. Carr approached the table. He thanked the Board for researching the website.

J. Demaris stated that she would also like an update about the website and thedam.

A. Momecitoes approached the table. She would also like to see the website updated and like the proposal for the Seaplane base.

J. Demaris approached the table again. She also like the proposal for the Seaplane Base.

Non-Public Session

P. LaRochelle moved at 8:19 pm to enter nonpublic Session under RSA 91-A: 3, II, b (hiring). D. Carter seconded. Roll call vote:

P. LaRochelle – yes J. Sleeper – yes R. Shea – yes
D. Carter – yes A. Morse – yes Roll call vote carried unanimously.

At 6:41 pm Chairman P. LaRochelle convened the nonpublic session with the following people present:

P. LaRochelle, Chairman
A. Morse, Selectmen
R. Shea, Selectmen
J. Sleeper, Selectmen
R. Heath, Town Administrator
J. Reinert, Fire Chief

P. LaRochelle moved at 9:11 pm to exit the nonpublic session. J. Sleeper seconded. Roll call vote:

P. LaRochelle – yes J. Sleeper – yes R. Shea – yes
D. Carter – Yes A. Morse – yes Roll call vote carried unanimously.

P. LaRochelle moved to 'not divulge' item two of the minutes because divulgence of the information likely would adversely affect the reputation of any person other than a member of this board or render the proposed action of the board ineffective. D. Carter seconded. Roll call vote:

P. LaRochelle – yes J. Sleeper – yes R. Shea – yes
D. Carter –Yes A. Morse –yes Roll call vote carried unanimously.

Adjournment

A. Morse moved at 9:11 pm to adjourn. J. Sleeper seconded. **Motion carried.**

Respectfully Submitted,

Stacy Bailey

Recording Secretary