

Approved Minutes

Call Meeting to Order: by Chairman E. Bagley

Members Present: Chairman Earl Bagley, Treasurer Roger Burgess, Members Bob Doyle, David Hershey, Russ Wilder, Selectmen Representative Lou LaCourse.

Approval of Agenda: MOTION by D. Hershey to approve the Agenda as presented. Second by R. Burgess. No discussion. Motion passes with all in favor.

Public Input: None seen or heard. Public input closed.

Approval of January 14, 2016 Minutes: MOTION by D. Hershey to approve the Minutes of January 14, 2016 as presented. Second by R. Burgess. No discussion. Motion passes with all in favor.

Presentations/Consultations: None presented. Presentations/Consultations closed.

Planning Board/ZBA Agenda Items:

1. Alton Bay Camping Association – Map 34, Lot 33, Rand Hill Road. (ZBA Special Exception) – Expansion of a non-conforming use by reconfiguring and expanding an existing camping trailer parking area on an existing 28.6 acre lot. They are proposing to reconfigure 3 sites as well as expand an additional 5-8 sites to the existing campground located on the grounds of the Alton Bay Christian Conference Center.  
**Commission reviewed and have no issue with the proposal as long as applicant meets all Zoning Requirements.**
2. W & W Inglewood Trust LLC – Map 27, Lot 17. 77 Main St. Proposing a mixed use commercial site re-development project in two phases, in two new structures (Phase 1) and three new structures (Phase 2) to provide new retail service and restaurant space from 32,500 sq. ft. leasable space. This property is located in the Residential Commercial (RC) Zone.  
**Commission reviewed with no objection provided stormwater protection plan is adequate and also follows town of Alton Aquifer Protection Plan.**
3. CNA Holdings Inc. – Map 49, Lot 7 & Map 38, Lot 22. Mount Major Hwy. (Planning Final Major Site Plan) Proposing a second boat storage building that will be erected directly behind the first to conceal it from view. The Proposed will be 105' x 115' for a total of 12,000 sq ft.. No new driveways off of Rte. 11 will be needed and electric and water service for the new building will be accessed from the existing building. This property is located in the Rural Zone.  
**Commission reviewed with no comment or concern.**
4. Golden Arch Limited Partnership – Map 26, Lot 11. 15 Homestead Place. Remodel and expand the existing building with drive-through. Minor changes will be made to the drive aisle and parking to accommodate the building expansion. The existing utility connections are to remain and be reused. New building elevations are proposed. This property is located in the Residential Commercial Zone (RC).  
**Commission reviewed with no comment or concern.**

Standard Dredge and Fill Application:

1. Walker Bennett – Map 75, Lot 69, 980 Rattlesnake Island, construct a +/- 450 square foot break and cantilevered 6x30' dock. Also install a seasonal 6x40 dock resulting in a total of 2 slips along 101.75' of frontage on Lake Winnepesaukee. **(40-day hold 1/19/2016)**

**MOTION by R. Burgess that the Commission has reviewed Application with no objection. Second by R. Wilder. No discussion. Motion passes with all in favor.**

2. **Krista Hanson** – Map 59, Lot 22. 88 Minge Cove Road. Replace/re-set approx. 18 liner ft. of perched beach wall. **(40-day hold 2/1/2016).**  
**MOTION by D. Hershey that the Commission has reviewed Application with no objection. Second by R. Burgess. No discussion. Motion passes with all in favor.**
3. **Alton Bay Christian Conference Ctr.** – Map 34, Lot 33. 5 Broadway Blvd. Would like to build two (2) decorative block walls. **(40-day hold 2/4/2016)**  
**MOTION by R. Wilder that the Commission has reviewed Application with no objection. Second by R. Burgess. No discussion. Motion passes with all in favor.**
4. **Gregory & Cristina Lukas** – Map 80, Lot 23. Barndoor Island. Provide a 4' x 40' cantilevered pier at breakwater with a connecting walkway to a 6' x 35' permanent piling supported pier to provide two boat slips along 102.5' average shoreline. Total impacts for the breakwater and docking structures equal 1,162 sq. ft. **(40-day hold 2/10/2016).**  
**MOTION by R. Wilder that the Commission has reviewed Application with no objection. Second by D. Hershey. No discussion. Motion passes with all in favor.**
5. **Bruce Gurall Trust of 2009** – Map 21, Lot 5-2, 112 Hopewell Road. Construct a 28' x 32' (896 sq. ft.) dug-in boat house with two interior boat slips. Boat house will be located approximately 39' from the northerly property line. A 6'-wide walkway will lead to the southerly side of the boat house. Total proposed impact = 3,061 sq. ft. (temporary and permanent). **(40-day hold 2/12/2016).**  
**MOTION by R. Wilder with comment that the Town of Alton only allows for 15 ft. maximum height for boat house. Second by B. Doyle. No discussion. Motion passes with all in favor.**
6. **Robert Conrad** – Map 59, Lot 1B, 46 Minge Cove Road. Plan is to install steps for access to the lake and to install a dock anchor for a seasonal dock. **(40 day Hold 2/17/2016).**  
**MOTION by D. Hershey that the Commission has reviewed Application with no objection. Second by R. Wilder. No discussion. Motion passes with all in favor.**
7. **Steve and Janet Boucher** – Map 60, Lot 21, 6 Garden Park Road. Proposing to construct an 898 sq. ft. dug-in boathouse with dockage for 2 boats providing a total of 5 boat slips on 356 ft. (+/-) average frontage. The proposed structure will provide safe and secure year-round storage of boats and related accessories. The existing breakwater and dock will be repaired "in-kind" with no net impact. All temporary impacts will be restored upon completion. Of course all work will be surrounded with turbidity controls during construction and until stabilization. **(40-day hold 2/17/2016).**  
**MOTION by R. Wilder that the Commission with question of number of docks allowed on Residential lot. Second by D. Hershey. No discussion. Motion passes with all in favor.**
8. **Forest Brook Realty Trust** – Map 21, Lot 12-2. Forest Brook Lane. Proposing to install an "L" shaped permanent piling dock to provide 1 boat slip (324 sq. ft.) two tie-off fender piles (2 sq. ft.), (1) Ice protection cluster (3 sq. ft.) and (2) two seasonal PWC Lifts. This site meets the criteria for a permanent dock construction under 402.06 and this site also supports 9 boat slips on 607 ft. of average frontage under Env-wt 402.13. All seasonal structures will be removed during non-boating season. **(40-day hold 2/18/2016).**  
**MOTION by D. Hershey that the Commission has reviewed Application with no objection. Second by R. Burgess. No discussion. Motion passes with all in favor.**
9. **Randall & Sarah Cali** – Map 21, Lot 5. 96 Hopewell Point Road. Proposing to remove existing permitted 6' x 50' permanent piling dock (680 sq. ft.) providing four boat slips on an average of 355 +/- shoreline frontage. Also proposing (3) three ice clusters, and (2) two tie off piles (totalling 11 sq. ft.) and (2) permanent boat lifts and installing (2) two seasonal canvas canopies (840 sq. ft.). Seasonal

structures will be removed during the non-boating season and turbidity controls will be installed and maintained during construction and until stabilization. **(40-day hold 2/18/2016).**

**MOTION by R. Burgess that the Commission reviewed with concern that the canopy on the plan is proposed at 20 ft. Town of Alton regulations limit the height to 15 ft. Commission has no objection with condition. Second by R. Wilder. No discussion. Motion passes with all in favor.**

**Permit by Notification:**

1. **James & Janis Reams** – Map 78, Lot 25, 426 Rattlesnake Island. Repair the ice damage to one (1) existing breakwater that was toppled and repair/replace existing walkway. **(Commission signed on 2/24/2016).**  
**Commission has reviewed with no comment or concern.**

**Minimum Impact Expedited:**

1. **George & Linda Freese** – Map 35, Lot 21. 157 East Side Drive. Rebuild existing crib supported dock in-kind (286ft<sup>2</sup>), reface and cap two existing concrete shoreline walls totaling +/-144 linear feet (+/- 356ft<sup>2</sup>), rebuild existing boathouse in-kind (730ft<sup>2</sup>), replace two existing ice-protection clusters in-kind (6ft<sup>2</sup>) and install two seasonal PWC Lifts and single seasonal boatlift. Note: New footprint of wall reface and cap equals +/-72ft<sup>2</sup> as indicated in fee-calculation sections #13 and #14. **Commission signed on 2/12/2016).**  
**Commission reviewed with no comment or concern.**

**Shoreland Permit Application:**

1. **Alton DG, LLC** – Map 26, Lot 2, 58 Suncook Valley Road. Proposed Dollar General Retail store and associated site improvements. **NH DES Approval Date 2/17/2016. Approval is Subject to the Project Specific Conditions.**  
**Commission reviewed with no comment or concern.**
2. **Dame Family Revocable Trust** – Map 22, Lot 20.36 Varney Road. Existing footprint to be expanded to include a new house and attached garage without encroaching on the reference line.  
**Commission reviewed and determined plans are incomplete and unclear. No decision.**
3. **Richard Flaherty** – Map 75, Lot 71. 972 Rattlesnake Island. Retain ATF 209.7 sf cottage addition and 204.68 sf of deck addition. Proposal will remove 49.32 sf of deck within the Town of Alton Primary building setback of 30' from the reference line el.504.32. Pre-existing home and deck to remain unaltered. No trees are required to be removed within the 50' waterfront buffer. A new 3BR effluent design to replace the 2BR system is pending.  
**Commission reviewed with no comment or concern.**
4. **Gregory & Cristina Lukas** – Map 80, Lot 23. 67 Barndoor Island. Construct a new house with deck and steps that will total 2,040 sq. ft. of temporary impacts. Project will total 7,265 sq. ft. of impacts.  
**Commission reviewed with no comment or concern.**

**Notification of Routine Roadway and Railway Maintenance Activities:** None presented.

**Shoreland Permit by Notification (PBN)** None presented.

**Commissioner Reports:** None presented.

**Other Business:**

1. **Green Oak Realty & Development**  
Commission reviewed with the following comment.
  1. Slope on North side of excavation (sheet 6 of 6) should be installed before further excavation should be done. **OR**

2. Recommend adequate reclamation bond by posted that is adequate in value sufficient to its current specifications as shown on page 6 of 6.

**Notice of Intent to Cut:** None presented.

**Correspondence:**

1. **Michelle/Phillip Cioffi** – Map 21A, Lot 5, 36 Piper’s Point Lane, **NH DES Approval date 12/23/2015. Approval is Subject to the Projects Specific Conditions.**
2. **James C. & Carol E. Rust Rev. Trust** – Map 79, Lot 26, 544 Rattlesnake Island. File #2014-01571. **NH DES has reviewed and approved this application.**
3. **Charles & Cheryl Chiarello** – Map 76, Lot 80. 832 Rattlesnake Island. **NH DES Approval date 1/25/2016. Approval is Subject to the Projects Specific Conditions.**
4. **Richard Soelch** – Map 43, Lot 34. 331 Trask Side Road. Response to NH DES Request for more Information.
5. **Ames Associates** – Map 59, Lot 14. 22 Melody Lane, **NH DES Request for More Information.**
6. **119 Clay Point Road LLC** – Map 21, Lot 1-6, 119 Clay Point Road. **NH DES Approval date 2/05/2016. Approval is Subject to the Projects Specific Conditions.**
7. **Doug & Jane Cook** – Map 46, Lot 15. 225 Damon Drive. **NH DES Approval date 2/13/2016. Approval is Subject to the Projects Specific Conditions.**
8. **Gregory & Caroline Ward** – Map 77, Lot 2. 372 Rattlesnake Island. NH DES File #2015-02695. Information to address the Request for More Information Letter dated 12/31/2015
- 9.

**Adjournment:** Motion by B. Doyle to adjourn at 9:10 p.m. Second by D. Hershey. No discussion. Motion passes with all in favor.

Respectfully submitted by:  
Carolyn Schaeffner  
Recording Secretary