

**Approved Minutes**

**Meeting Called to Order:** By Chairman Earl Bagley at 7:03 pm.

**Members Present:** Earl Bagley (Chairman), Members: Bob Doyle, Quinn Golden, Russ Wilder, Lou LaCourse. Also, present Josh Keslar (Eagle Scout), John Keslar, (Assistant Scout Master) Jamie Tuttle (Scout Master), Walter Thomas and Craig Bailey (Minimum Impact App).

**Members Absent:** Gene Young (Vice Chairman), Dave Hershey (Treasurer).

**Approval of Agenda:**

**Motion made by Q. Golden to approve the Agenda as amended, second R. Wilder.**

**Motion passes with all in favor.**

**Approval of April 26, 2018 2018 Minutes**

**Motion made by L. LaCourse to approve the minutes as presented, second by B. Doyle.**

**Motion passes with all in favor.**

**Presentations/Consultations:**

1. **Josh Keslar** – Eagle Scout, requesting to complete an Eagle Project on the Drew Hill Road side of the Gilman Pond Conservation area. Make parking a little bit bigger and add a Kiosk with trail information. There is one tree that a limb has blown off and is hanging that needs to be taken down.

**R. Wilder** we are looking into doing some wildlife habitat improvement and that it would probably involve some selective logging that would use that entrance, so anything being constructed we would want to talk to you as to where it gets placed because that would end up being a log landing for a while. It needs to be maintained to get a logging truck in that entrance.

**Minimum Impact Expedited:**

1. **Walter Thomas** – Map 16, Lot 10-1. Reed Road. A new residential home is being constructed on vacant land. Previous owners had installed (4) cross culverts to provide access. The current owner intends to replace the old failing culverts with new culverts of the same size.

**The Commission reviewed and discussed this application with Craig Bailey and Walter Thomas and had no objections.**

**Planning Board/ZBA Agenda Items:**

1. **Thomas & Donna Cote** – Map 40, Lot 39. 8 Cathy Lane, (ZBA Variance). To permit a 12' x 20' addition, which will partially encroach on the 25' setback rule by 6'1".  
**The Commission reviewed the Variance and has no concerns.**
2. **Anthony & Sonja Kappes** – Map 42, Lot 43. 121 Trask Side Road. (ZBA Special Exception). To permit an accessory dwelling unit in the Lakeshore Residential district.

**The Commission reviewed the Special Exception and finds there is not enough information for the Commissioners to respond.**

3. **Leo & Cheryl Goyette** – Map 54, Lot 9-1. 16 Roger St., (ZBA Variance). To permit the construction of a deck, attached to the house, 11' within the 30' setback to the lake. **The Commission reviewed the Variance and commented that this is making the structure more non-conforming.**
4. **John Jeddrey Jr.** – Map 19, Lot 8-1. Wolfeboro Highway, (ZBA Special Exception). To permit the use of a contractor's yard. **The Commission reviewed the Special Exception and has no objections.**
5. **Armand & Monique Circharo** – Map 50, Lot 5-1, 13 Nelsons Pine Point. (ZBA Special Exception). To permit chimneys to extend above the 35' maximum ridgeline height. Ridgeline is proposed at 34'.9" above the average grade. Chimneys must extend 2' above ridgeline by code and the chimney cap extends 2'.4" above that. Therefore, this request is to allow the chimneys to extend to a height of 39'.1" above average grade. **The Commission reviewed the Special Exception and has no objections**

**Permit by Notification:**

1. Bruce Mazzochi & Janet Sienko – Map 43, Lot 39. 339 Trask Side Road. Repair existing docking structure, damaged by ice, in kind with no change in size or configuration. **(Chairman signed 5/7/2018).**

**Shoreland Permit Application:**

1. **Leo & Cheryl Goyette** – Map 54, Lot 9-1, 16 Roger Street. Plan is to add a deck to the front of the house. Also, add drip edges and shrub beds. **The Commission reviewed this application and commented that there is no Storm Water Management Plan. Also, there are two pages missing from this application and it makes the lot more non-conforming.**
2. **Peter Keen** – Map 43, Lot 33. 329 Trask Side Road. Plan is to add storm water measures such as rain gardens, catch basins, and a grass lined swale to the property. A new leach bed and septic tank will be installed. The old septic system will be removed. **The Commission reviewed the application and has no objections**
3. **Christine & Barry Williams** - Map 58, Lot 7. 54 Timber Ridge Road. Proposal includes the removal of the existing 2202 sq. ft. camp to be replaced with a 4,122 sq. ft. living structure, constructed beyond the 50' setback, making the lot more nearly conforming. This proposal also included the replacement of the existing 204 sq. ft. stone stairs with 495 sq. ft. stone stairs to provide water access, 770 sq. ft. of a walkway along side the house, adding a 641 sq. ft. permeable paver patio, as well a reconfiguration of the existing 5,251 sq ft gravel driveway to 3,379 sq. ft. driveway of which 2000 sq. ft. shall be permeable. Converting 2,105 sq. ft. of the existing gravel driveway back into lawn or vegetated areas. Reducing the overall impervious cover from 19.1% pre-construction to 16.9% post construction, a total lot reduction of 891 sq. ft. of impervious cover. **The Commission reviewed this application and has no objections as long as the proposed trees shown to be left in the 50' setback are not disturbed.**

## **Shoreland Permit by Notification (PBN)**

1. **Steve & Kathleen Carlton** – Map 10, Lot 32-14, 54 Beaver Dam Road. The application is proposing to install a storage shed on their property in Alton. The proposed storage shed is 16' x 30' and will be located on top of an existing gravel parking area. The proposed storage shed will result in 377 sq. ft. (sq. ft.) of jurisdictional impact but only 82 sq. ft. of new impervious area.

**The Commission reviewed the application and has no objections**

2. **David Hershey** – Map 21A, Lot 9. 56 Pipers Point Lane. Replace in kind existing fire pit and steps to dock. Both will be permeable and use fieldstone or dimensional bluestone. Re-shore-up existing stonewall by fire pit.

**The Commission reviewed the application and has no objections.**

## **Commissioner Reports:**

1. **Quinn Golden** – Update on the Gilman Pond Conservation area. The scouts are planning to do an Eagle project upper end of Drew Hill Road on Gilman Pond. Discussion at last meeting regarding adding a picnic table at Gilman Pond on left hand side near the Dave Lawrence monument. The scouts are requesting funds for materials for the picnic Table. D Hershey proposed that we make a donation to the scouts of the value of one boy to go to summer camp. Q. Golden will get the prices for Summer Camp.
2. **Russ Wilder** – People have been asking Rueben Wentworth for Trail Map Brochures to put around town. We do have maps from our Website. R. Wilder will send Cindy a link to print out maps. Find out who else should get maps.  
At the end of Alton Mountain Road, signs have been ordered, “No Parking” “Keep Pets on Leash” from the Highway Dept for Mr. Geleas property, There was an incident with a dog and the owner getting upset with Mr. Geleas’ wife and the No Parking signs are so that no one blocks the Geleas driveway. Dan Tinkham from Belknap Range Trails and I will be putting up the signs after we get permission from the Selectmen to put the signs up because it is a town road.  
R. Wilder will coordinate with K. Roberts to make sure the signs are placed so that the plows will not knock the signs down. Further, we had a meeting with Larry Brown, Ken Roberts and Dan Tinkham and myself where the parking lot should be and Mr. Geleas is in agreement with this and the BRATTS are going to build a Kiosk for the parking lot. Ken wants to make a larger parking lot, but trees need to be removed,

## **Other Business:**

1. **West Alton Marina** – Map 17 Lots 9/11/27/29,30 & Map 61, Lot 1, West Alton Marina Road.  
**NHDES Request for More Information.**
2. **Brian Fortier** - Map 16, Lot 22-1, **NHDES Complete Forestry Notification.**
3. **June 3, 2018** – Alton Scout Troop 53 official Ribbon Cutting for the 2017 Eagle Project at 12:00 pm at the Gilman Pond Conservation Area.
4. **June 10, 2018** – Eagle Scout Court of Honor ceremony held at Griswold Scout Reservation in Gilmanton Iron Works for Eagle Scout Troy Meyer at 12:00 pm.
5. **Trail Brochures** – R. Wentworth from the Select Board suggested trail brochures put around town.

**Correspondence:**

1. **Town of Alton** – Avery Road R.O.W. – **NHDES Emergency Authorization Verification.**
2. **Locicero Family Rev. Tr.** – Map 71, Lot 1, 193 Sunset Shore Drive. **Amended Permit Approval Date 4/23/2018. Approval is Subject to the Amended Project Specific Conditions.**
3. **Armand & Monique Chircharo** – Map 50, Lot 5-1, 13 Nelsons Pine Point. Replying to NHDES Request for More Information dated 4/23/2018
4. **Sandra Herrick Rev. Trust** – Map 60, Lot 11. 172 Minge Cove Road. **NHDES Request for More Information.**
5. **James Fitzsimmons** – Map 59, Lot 14-1, 20 Melody Lane. **NHDES Request for More Information.**
6. **Ralph Delvecchio** – Map 57, Lot 11. 28 Rum Point Road. **Varney's response to NHDES Request for More Information letter.**
7. **Robert Carrigg** – Map 77, Lot 12, 330 Rattlesnake Island. Appeal.
8. **Armand/Monique Chircharo** – Map 50, Lot 5-1, 13 Nelson's Pine Point, **NH DES Shoreland Approval Date 5/14/2018. Approval is Subject to the Projects Specific Conditions.**
9. **Bruce/Dorothy Brown** – Map 37, Lot 40. 22 Notla Lane. **NH DES Shoreland Approval Date 5/11/2018. Approval is Subject to the Projects Specific Conditions.**
10. **Kevin/Tasha Hilson** – Map 35, Lot 61. 213 E. Side Drive. **NH DES Shoreland Approval Date 5/11/2018. Approval is Subject to the Projects Specific Conditions.**
11. **NH Fish & Game Dept.** – Map 33, Lot 82 & 83. Intersection NH 11 & NH 28A. **NH DES Shoreland Approval Date 5/14/2018. Approval is Subject to the Projects Specific Conditions. . NH DES Shoreland Approval Date 5/14/2018. Approval is Subject to the Projects Specific Conditions.**
12. **Jan Smith** – Map 42, Lot 3. 153 Trask Side Road. **NH DES Shoreland Approval Date 5/16/2018. Approval is Subject to the Projects Specific Conditions.**
13. **Ralph Delvecchio** – Map 57, Lot 11. 28 Rum Point Road. **NH DES Shoreland Approval Date 5/16/2018. Approval is Subject to the Projects Specific Conditions.**
14. **Winni Family Trust** – Map 54, Lot 15. 42 Roger St., **Beckwith Builders Response to NHDES Request for More Information.**
15. **Town of Alton** – Map 34, Lot 36. Route 11. **NH DES Wetlands Approval Date 5/17/2018. Approval is Subject to the Projects Specific Conditions.**

**Adjournment:**

**Motion made by B. Doyle to adjourn the meeting at 8:57 pm, second L. LaCourse.  
Motion passes with all in favor.**

**Respectfully submitted,  
Cindy Calligandes, Secretary**