

Members Present: Co-Chair, Justine Gengras, Co- Chair, Earl Bagley, Tom Hoopes, Roger Burgess, and David Lawrence.

Others Present: Brad Hunter, Melissa Guldbrandsen, Randy Orvis, Ron Hakell, and Mr. & Mrs. Eugene Young.

Members Absent: Stephan McMahon – Selectmen’s Representative

**Call Meeting to Order:**

Co-Chairman E. Bagley called the meeting to order at 7:05p.m.

**Approval of Agenda:**

**Motion made by D. Lawrence to accept the agenda, seconded by T. Hoopes. The motion carried with all in favor.**

**Public Input:**

None at this time

**Approval of Minutes:**

Approval of minutes from November 10, 2005 meeting and December 8, 2005.

**T. Hoopes moved to accept the minutes for November 10, 2005 with changes seconded by D. Lawrence. The motion passed with all in favor. T. Hoopes moved to accept the minutes from December 8, 2005 with changes, seconded by D. Lawrence. The motion passed with all in favor.**

**Planning Board Agenda Items:**

T. Hoopes mentioned that the 2<sup>nd</sup> hearing on the proposed zoning will be on January 17<sup>th</sup> at 7:00pm. The changes for the second hearing were:

- 1) To adopt proposed new Article 604 Conservation Design Overlay District for Rural Zone and Rural Residential Zone and amend 2006 Section 200 [2005 – Section 500] Definitions. This proposed amendment is withdrawn.
- 2) To replace 2006 Section 603 [2005 – Section 270] Wireless Telecommunications Facilities Ordinance with Section 603 Personal Wireless Service Facilities Ordinance. The proposed amendment was modified to correct typographical errors and to insert language regarding security for the removal of abandoned towers.
- 3) To amend proposed 2006 Section 327 [2005 – Section 227] Setback requirements. This proposed amendment was modified to include language limiting the requirement of a 25’ vegetative buffer to lots created after March 14, 2006.
- 4) To amend 2006 Section 401 [2005 – Section 301] permitted uses – Table of Uses. The proposed amendment was modified to delete Guest House from Table of Uses.

Also the workshops on the Land Use and Vision Chapters need hearings.

**Presentations:**

T. Hoopes stepped down.

Brad Hunter is here with Melissa Gulbrandsen, Randy Orvis, and Ron Haskell to discuss the proposed Baywinds Project off of Pearson Road. B. Hunter and the ones with him are here to try to discuss other options for the proposed project.

M. Gulbrandsen stated the Lot 18 of the proposed project has a large area of wetlands and that there would be no building on it.

R. Orvis stated that they have not submitted a mitigation plan to the state. The state also wrote a letter stating that there were no storm drains. R. Orvis said this was not true; the drains were on the plan.

M. Gulbrandsen mentioned that the Town does not permit the distance to a, cul-de-sac, to exceed 2500 ft. The length of the road from the beginning of Pearson Road is 2400'. They have deeded access off Route 28.

B. Hunter said he hasn't applied for the NH DOT driveway permit as of yet but will do so within the next few days.

J. Gengras stated that there is an enormous amount of wetlands impact for the extra road.

R. Orvis said if the connector road is done away with, than the impact will be 3,929 square feet less, but that the wetlands impacts will still be more than 10,000 sq. ft.

R. Orvis mentioned that they received a Road Radius Waiver from the Selectmen for the access road. At the conceptual meeting with the Planning Board, the road access from Route 28 was designed many different ways but just didn't work.

E. Bagley feels that DES will not change their minds on the proposed project.

J. Gengras stated that DES is not happy with the amount of wetlands impact at the end of Pearson Road.

B. Hunter stated that various mitigation options are being considered.

R. Orvis mentioned that there is always the possibility of creation of wetlands for mitigation.

J. Gengras noted that creation of wetlands is not always successful.

R. Orvis also mentioned that restoration of degraded is another alternative for mitigation. R. Orvis said that mucking up soils near forested wetlands when the soil is soft will enhance the soil so it gets wetter and expand existing wetlands.

M. Gulbrandsen mentioned that Lot 18 would be put into a conservation easement.

B. Hunter stated that the water main goes through the wetlands on the property and if anything happens to the water main than the wetlands will get disturbed. B. Hunter said a proposal might be to re-route the water main so it goes under the road and if anything should happen to the water main in the future the road could be dug up and the wetlands would not be disturbed again.

E. Bagley mentioned that they could petition the Governor's Council for a road waiver to access from Route 28.

J. Gengras mentioned that the Commission was not interested in conservation easements if a large number of abutters would have to be notified every time the land was to be monitored.

M. Guldbrandsen is trying to get all specified information because no new items can be raised after consideration.

M. Guldbrandsen stated that they came to address the concerns the Conservation Commission had according to the decision letter from the state.

T. Hoopes rejoined the meeting.

**Standard Dredge and Fill:**

1. Donald D'Auteuil Map 21 Lot 29-2 – Install a seasonal dock, concrete anchoring pad, over the bank stairs, and a seasonal boatlift.

**Discussion:**

The Commissioners reviewed the previous, recent application for the property and noted that the Commissions' decision has not changed and that DES should review the file for previous comments made regarding the property.

**Motion made by D. Lawrence and seconded by T. Hoopes to send a recommendation to NHDES to deny the application and for DES to review the file from previous submissions. The motion passed by unanimous voice vote.**

2. Benjamin & Marilyn Currier Map 50 Lot 6 – Repair shifted front retaining wall of perched beach, re-grade beach sand, and replace irregular access steps with cut stone steps.

**Discussion:**

The Commissioners reviewed the plans and decided to send standard letter of no objection.

**Motion made by J. Gengras to send standard letter of no objection, seconded by R. Burgess. The motion passed by unanimous voice vote.**

3. Clay Point Homeowners Association Map 18 Lot 36-1 – Rebuild entire docking structure destroyed by water and wind, widen slips to 24' between fingers, lengthen main walkway by 12' to 106' +/-.

**Discussion:**

The Commissioners reviewed the plans and decided to send standard letter of no objection with comment that because of the structure being of grandfathered status, the Conservation Commission feels the docks can be rebuilt, but doesn't believe change in configuration is permitted.

**Motion made by J. Gengras to send standard letter of no objection, seconded by E.**

**Bagley. The motion passed by unanimous voice vote.**

**Notification of Routine Roadway and Railway Maintenance Activities**

None at this time

**Permit by Notification:**

None at this time

**Minimum Impact Expedited**

1. Rheaume Lamoureux Map 18 Lot 29-21 – Repair ~ 49' of existing shoreline rip rap on 176' of frontage as shown on previously approved drawing of shoreline. File 90-1047 as amended 4 Beach Replenishment.

**Discussion:**

The Commissioners reviewed the application and agreed to have a Commission sign the application.

**Motion made by J. Gengras and seconded by D. Lawrence for Commission to sign application. The motion passed by unanimous voice vote.**

**Commissioner Reports:**

None at this time

**Other Business:**

The Commission reviewed the following items and took no action.

1. Emergency Authorization Verification for Coffin Brook (FYI)
2. Restoration Report for Alton Mountain Road (FYI)
3. Hank Brandt Map 36 Lot 29 – Notice of Intent

**Correspondence:**

The Commission reviewed the following items and took no action.

1. 2006 New England Trade Show
2. Land Resource Management Workshop 2006

**Adjournment:**

**Motion made by T.Hoopes seconded by R. Burgess to adjourn at 9:51pm. Motion carried by unanimous vote.**

Respectfully submitted,

Jennifer M. Fortin  
Secretary to the Alton Conservation Commission