

Minutes of January 14, 2010 Meeting

Members Present:

Earl Bagley, (Chairman), Gene Young (Vice-Chairman), Dave Lawrence, Roger Burgess (Treasurer).

Members absent:

Cris Blackstone, Peter Bolster (Selectmen's Rep.).

Call Meeting to Order:

Chairman Earl Bagley called the meeting to order at 7:05 p.m. at the Alton Town Hall.

Approval of Agenda:

Motion made by D. Lawrence to accept the Agenda as amended, seconded by G. Young.
Motion passed with all in favor.

Approval of Minutes of December 10, 2009:

Motion made by G. Young to accept the minutes as written, seconded by D. Lawrence.
Motion passed with all in favor.

Presentations/Consultations:

1. **Stoney Ridge Environmental, Cindy Balcus** – Hannaford Project, Conceptual Conversation. Also joining Cindy Balcus is Mark Sargent from Bartlett Associates LLC. Since Hannaford's opened, their business has been phenomenal and there is a need for expansion. One of Mr. Bahres thoughts was to get rid of the bank to allow them to expand and move the Bank up front along with another retail business. There is an additional roughly 33,000 sq. ft. of impact that's not with final grading or nipping or tucking. There has been two site walks with the all the states people from the state wetlands bureau (NH Fish & Game, Federal Regulators the EPA, Army Corps Engineers). One of the states concern was to be able to handle and treat the storm water on sight.

Planning Board/ZBA Agenda Items:

1. **Bahre Alton Properties LLC** – continued Map 26, Lot 10-1, Rte. 28 Homestead Place. Design Review. This parcel is located in the Residential Commercial zone. **See Presentations/Consultations:**
The Commission has no concerns.
2. **Bonnie Dunbar Trust** – Map 21, Lot 12 & 12-3, Roberts Cove Rd & Brook & Bridle Lane, Lot Line Adjustment with waivers, to ad .70 acres to Lot 21-3. This parcel is located in the Lakeshore Residential zone.
Discussion:
The Commission reviewed the application and has no concerns.
Motion made by G. Young to sign the Dept Head Review with no concerns, seconded by E. Bagley. The motion passed with all in favor.
3. **Lowell & Doria Hall** – Map 34, Lot 33-91, 3 Verna Lane, Dept. Head Review for a Special Exception from Article 300, Sections 320 A-4, B2-A, and C to allow the expansion of a non-conforming structure to include a study as well as a half bath on the second floor. This parcel is located in the Alton Bay Christian Conference Center in the Residential zone.
Discussion:
The Commission reviewed and recommends that the application be withdrawn per the recommendation of the Alton Building Inspector.
4. **Edwin & Jennifer Rosario** – Map 34, Lot 33-25, 45 Winni Ave., Dept Head Review for a Special Exception from Article 300 Section 320-4 to allow the expansion of a non-conforming

structure to include expanding the upstairs living space, enclose existing porch to create a bathroom as well as update electrical and roof. This parcel is located in the Alton Bay Christian Conference Center in the Residential zone.

Discussion:

The Commission reviewed and commented that the Commission has not received notification from NHDES that previous violations on the Christian Conference Center has been resolved.

5. **Foulkes Corp** - Map 3, Lot 18 & 19, Prospect Mountain Rd. To propose an AT&T Antenna Co-location on an existing tower at Prospect Mountain. This parcel is located in the Rural zone. Please be aware this is an "after-the-fact submission. The project has already received a building permit from the previous Code Officer and the project is being or is already complete.

Discussion:

The Commission reviewed and has no concerns.

6. **Laurie Shea, Scott Mertens & Susan Dolan** – Map 36, Lot 3, 128 & 130 Mount Major Highway, Variance & Special Exception, To Request a Variance from Article 300, Section 327 Setbacks to allow the take down and rebuild of two (2) cottages within the 50' shoreland setback as well as the 10' side setback. Additionally, applicants request a Special Exception from Article 300 (B) to raise the ridge line of the larger white cottage to make the building more structurally sound. This parcel is located in the Residential Commercial zone.

Discussion:

The Commission reviewed the application and has no concerns.

7. **Carl & Donna Backman** – Map 79, Lot 37, 490 Rattlesnake Island, Variance. To request a Variance from Article 300 Section 327 Setbacks to allow the building of a deck, 161 sq. ft. on the front and 33.5 sq. ft. on the side of their cottage within the 50' shoreland setback. This parcel is located in the Lakeshore Residential zone.

Discussion:

The Commission reviewed the application and finds that work has been done without a Building permit and feels that there should be no other infringement in the 50' setback.

Standard Dredge and Fill Applications:

1. **Stephen Rogers** – Map 51, Lot 27, 4 Saley Way. Replace existing culvert pipes with one 18" culvert (1,465 Sq. Ft. impact). Replace a timber retaining wall with a restored stone shoreline (Not Rip Rap) Impact is 65'. The lot size is 28,450 sq. ft. **NHDES acknowledges receipt of 40 day hold. NHDES notice of Administrative Completeness.**

Discussion:

The Commission reviewed the application and finds the culvert should not be under the proposed garage that is within the 50' setback.

Shoreland Permit Application:

1. **Stephen Rogers** – Map 51, Lot 27, 4 Saley Way. Rebuild a house over the footprint of a demolished cottage. State approved septic system and new well are to be installed and driveway is to be reconfigured to remove pavement from 50' shoreland buffer. A new drive is to be constructed for access to neighboring properties. Impacts are: New house with stairs and walk = 2,708 sq. ft., Driveway – 1,951 sq. ft. New drive way = 1,037 sq. ft. Stairs and sidewalk = 210 sq. ft. Total = 5,906 sq. ft. **NHDES acknowledge receipt of application and your application requires a variance or waiver of the minimum standards of RSA 483-B:9,V,.**

Discussion:

The Commission reviewed the application and finds the applicant is building **over** the existing footprint. The new building should be on the same footprint not over the footprint. Also no additional building should be done in the 50' setback.

Shoreland Permit Application:

2. **Thomas A. Dipietro, Trustee** – Map 43, Lot 3, Trask Side Road. The plan is to construct a new garage and connect water and sewer lines. The existing leach bed is to be upgraded. A storm water drywell is to be installed.

Discussion:

The Commission reviewed the application and has no concerns.

Notification of Routine Roadway and Railway Maintenance Activities:

1. **Town of Alton – Project 1**, Map 5, L ROW, 335 Coffin Brook Rd., Proposing to replace an existing 15” culvert and extend it by 5’ on the inlet of the structure within the town right-of-way.

Discussion:

The Commission reviewed and no action was taken.

2. **Town of Alton – Project 2**, Map 5, L ROW, 303 Coffin Brook Rd., Proposing to replace an existing 15” culvert and extend it by 5’ on the inlet of the structure within the town right-of-way.

Discussion:

The Commission reviewed and no action was taken.

Commissioners Report:

1. **Roger Burgess** – Map 21A, Lot 3. It was stated at last meeting by T. Hoopes that R. Burgess needed to go to the Planning Board because in the lakeside on the Platt Plan it only allowed for seasonal docks. R. Burgess brought in a copy of the Platt Plan that was submitted to the conservation secretary that states:
(i) IF permitted by state, county and local rules and ordinances regulating their existence, size, location or construction, the owners of Parcels 1 through 20, as shown on the Plan, may erect one seasonal or permanent dock, with a breakwater or jetty, extending from their respective Parcels, into Lake Winnepesaukee. With respect to Parcel 6 such dock shall be constructed within an area no more than 10 feet from the boundary line between Parcels 6 and 7 as shown on the Plan. BK 1425, PG0590
(ii) If permitted by state, county and local rules and ordinances regulating their existence, size, location or construction, the owners of Parcels 21 through 26, 45 and 47, as shown on the Plan, may erect one removable seasonable dock, but not a breakwater or jetty, extending from their respective parcels, into Lake Winnepesaukee of Beaver Brook, as the case may be. BK 1425, PG0590
2. **Town Forest Trails by D. Lawrence** – Approx. 80 signs have been put up along the trails. There are two loops of trails; signs are up in both directions on the outer loop and in the inner loop the signs are posted in only one direction so far. An extension on the outer loop has been flagged. P. Bolster has done a lot of trimming for both the trails. A private contractor has plowed the parking lot.
3. **Support Morse Preserve by D. Lawrence** – Dave was contacted by Carrie Deegan who is the Land Steward Coordinator for the Forest Society. The conversation has been regarding their interest in cooperating with the Commission to try to have the area available. They would like to share the parking lot of the Town Forest which the Commission approved of at the Dec. 10th meeting. The Forest Society also requested the Commission to send a letter supporting their grant application to get funding to put a trail up to Pine Mountain, put a gate on the other entrance and also install a Kiosk and an iron ranger, which is a place to collect contributions for maintaining the property. The Commission expressed unanimous agreement. D. Lawrence will draft a letter to the Forest Society supporting their grant application.

Other Business:

1. **NH Lakes Assoc.** – New grant program for innovative exotic weed control.

Correspondence:

The Commission reviewed and no action was taken.

1. **Suzanne Simmons Rev. Tr.** – Map 18, Lot 29-3, 162 Dewitt Dr., Watermark Marine's response to letter dated Nov. 19, 2009.
2. **Benjamin Finnegan** – Map 6, Lot 38, Valley Road, NHDES File #2007-00892, Mitigation Monitoring and Project Status letter to NHDES Wetlands Bureau.
3. **Alan K& Cheryl Marlow** – Map 65, Lot 40. 16 Acorn Dr., **NHDES Request for more Information on Standard application.**
4. **Henry Lincoln TTEE** – Map 41, Lot 24, Echo Point Rd., **NHDES Notice of Admin Completeness. NHDES hereby acknowledges receipt of the report of the Con. Com. The**

report will be included in the file of this application. NHDES Approval Date 12/18/2009. Approval is subject to the project specific conditions.

5. **Roger Burgess** – Map 21A, Lot 3, 22 Pipers Point Lane, NHDES Notice of Admin Completeness. NHDES hereby acknowledges receipt of the report of the Con. Com. The report will be included in the file of this application.
6. **Bruce Holmes** – Map 6, Lot 3, 321 Suncook Valley Rd., NHDES Complete Forestry Notification.
7. **Barry Podmore** – Map 44, Lot 12, NHDES hereby acknowledges receipt of the report of the Con. Com. The report will be included in the file of this application.
8. **Donald Prudhomme** – Map 58, Lot 5-25, 102 Timber Ridge Rd., NHDES request for more information.
9. **Marie Nardello** – Map 38, Lot 8, Rte 11, NHDES Notice of invalid Permit by Notification.
10. **Linda L. Frucci Tr.** – Map 45, Lot 10, 93 Black Point Rd., NHDES Shoreland Approval Date 12/21/2009. Approval is subject to the project specific conditions.
11. **Theodore & Pamela Poulos,** - Map 50, Lot 14, 7 Loon Cove Rd., NHDES approval date 12/23/2009. Approval is subject to the project specific conditions.
12. **Robert &K Wendy Moores** – Map 64, Lot 12, NHDES acknowledges receipt of Con. Com. Report and will be included in the file.
13. **Bonnie Dunbar** – Map 21, Lot 12-1, Brook & Bridle Lane, NHDES request for more information on the Minimum Impact Application.
14. **George Annis,** Map 38, Lot 16, 257 Mount Major Highway, NHDES approval date 12/28/2009, Approval is subject to the project specific conditions.
15. **William & Gale Mender** – Map 78, Lot 7, NHDES has reviewed and approved the application. Interested parties may apply for reconsideration with respect to any matter determined in this action within 30 days. Because of the type and classification of this project the application must also be approved by the Governor and Executive Council for their consideration.

Adjournment:

Motion made by D. Lawrence to adjourn the meeting at 8:50 p.m., seconded by R. Burgess.

Motion passed with all in favor.

Respectfully Submitted,

Cindy Calligandes
Secretary to the Conservation Commission