

ALTON CONSERVATION COMMISSION
NOTICE OF MEETING
ALTON TOWN HALL
January 27, 2022 at 6:00 P.M.
MINUTES

Approved
1/24/22
Dana Rhodes

Members and others Present:

Gene Young, Chairman

Tom Diveny

Virgil Macdonald, Selectmen's Rep

Dana Rhodes, Vice Chairman

Bob Doyle

David Mank, Alternate

Russ Wilder

Members Absent: Earl Bagley

Call Meeting to Order: Meeting Called to order at 5:56 pm by Chairman Young. David Mank was appointed to fill Mr. Bagley's position

Public Announcements: none

Approval of Agenda: Motion by Virgil MacDonald to approve the agenda as printed, second by Dana Rhodes – approved 7 - 0

Presentations/Consultations: none

Approval of Minutes:

January 13, 2022 Motion by Russ Wilder, second by Bob Doyle to approve the minutes of January 13, 2022 as printed. 6 yea, Young abstained.

PERMITS AND APPLICATIONS

(Any permit or application that has been signed off by the Chair or Vice-Chair is entered here for the record, unless any Commissioner has questions or comments)

Planning Board/ZBA Department Head Review Agenda Items:

- 1) **Planning Case# P22-01- Alan, Patricia & Michael Wentworth- Hamwoods Rd, M3 L4-3 & 4-4-** Applicant requests a Lot Line Adjustment in the Rural (RU) Zone to adjust lot lines for two (2) lots of record. M3 L4-3 adjusted from 5.07ac to 15.976ac; and M3 L4-4 adjusted from 29.61ac to 18.706ac.
After discussion, the Commission has no concerns.

- 2) **Zoning Case# Z22-02- Kemper Landholdings LLC- 67 Drew Hill Rd, M19 L32-** Applicant requests a Special Exception from the Zoning Ordinance to permit a Contractor's Yard in the Rural Zone (RU).
After discussion, the Commission offered questions and comments: How does the wetland drain? Does the driveway cross a wetland outfall? Is the wetland really a vernal pool? Comment: Wetlands buffer boundary should be marked with permanent NO_CUT markers.

- 3) **Planning Case# P22-02- John Matarozo- 436 Suncook Valley Rd, M9 L6-** Applicant proposes a Final Major Site Plan to construct two (2) boat storage buildings, small office building, and gravel parking area in the Rural (RU) Zone.
Following discussion, the Commission commented: Careful attention needs to be paid to erosion and erosion control at the back of the developed area due to steep slopes and proximity to Merrymeeting Marsh
- 4) **Planning Case# P22-03- Keith Dube-Piperdube LLC- 800 Suncook Valley Rd, M2 L12-** Applicant proposes a Final Major Site Plan to operate as a Contractor's Yard for a landscaping business, and construct a Self-Storage Facility consisting of two (2) storage buildings in the Rural (RU) Zone.
Following discussion, the Commission had no concerns
- 5) **Planning Case# P22-04- Jeffrey & Van Hertel- Hogdon Rd, M15 L9-3-** Applicant proposes a Final Major Site Plan to construct a Self-Storage Facility consisting of two (2) storage buildings in the Residential Rural (RR) Zone.
After discussion, the Commission commented: Wetland buffer line should be marked with permanent NO CUT markers
- 6) **Planning Case# P22-05- Alton Bay Christian Conf Cntr (ABCCC)- Beacon Ave, M34 L33-** Applicant proposes a Final Major Site Plan to construct three (3) cottages in the existing conference center, each proposed to be approx. 750sqft, in the Residential (R) Zone.
Following discussion, the Commission had no comments

Standard Wetlands Dredge and Fill Applications:

- 1) **Glenn & Christine Saba, 21 Pumpkin Point, M51 L14-** Applicant proposes to construct a seasonal 'T' shaped single slip dock with 7x4 concrete pad at the high water mark. The subject property has 131' avg water frontage allowing for 2 boat slips. The existing structure provides for 1 slip due to water depth. Modifications to the existing structure is not possible without encroaching the 20' setback to the westerly lot line. The new structure will not encroach the 20' setback, and no trees will need to be cleared. This proposal is the least impacting alternative to provide for a 2nd slip for the property. The bed bottom at the proposed location has no vegetation and consists of rocks and boulders that the proposed dock structure will span over giving access to open water.
Discussion about dock configuration and exposure to wave action at this location. Commission agreed to send a letter of concern: Why is a 40 ft. seasonal dock not the appropriate solution? The proposed T – shaped dock exposes docked boats to potentially damaging wave action.

Wetland Permit by Notification (PBN): None.

Minimum Impact Expedited Applications:

- 1) **Krista Manickas & Dean Martino-** Applicant proposes to replace an existing 6x33.5 dock in need to repair with a new 6x40 seasonal hinge dock anchored at the shore, landward of full lake elevation. The anchoring pad will require 10sf of temporary disturbance for the install which will be stabilized post installation. While the install of the concrete anchoring pad is being performed, the project area will be surrounded by a turbidity curtain. There will be an addition of 39sq of dock area, and will be placed in the same location as the existing. It has received written consent for the dock to be placed within the 20' wetlands setback to property lines. (Signature Requested for Expedited Status)
After discussion, the Commission directed the chair to sign the application with no comment

Shoreland Permit Applications:

- 1) **Scott Pueschel & Charlotte Finigan, 8 Lovern Ln, M51 L32-** Applicant proposes to add an addition with garage to the existing cottage. Stormwater measures to be installed. Driveway to be reconfigured for the garage.

The Commission discussed the application, has no objection

- 2) **Mary & James Kehoe, 282 Sleepers Island, M73 L55-** Applicant proposes to replace the existing cottage & tie in to existing septic, add a 12x24 permeable patio, replace/move existing shed, add new 12x16 accessory structure on sono-tubes & install 72' of drip edge infiltration trenches along cottage perimeter. Impact to be approx. 4449sqft.

The Commission commented: It seems inappropriate to encroach on the 50' wetland buffer if there is enough room to move the entire construction out of the 50' wetland buffer

Shoreland Permit by Notification (PBN): None

Notification of Routine Roadway Maintenance Activities: None

Reoccurring/Unfinished Business & Projects:

- 1) **Green Oak Realty-** *nothing to report*

2) **Monitoring-**

- **Society for the Protection of NH Forests** – Executory interest, young & Rollins Forest monitoring report

The Commission acknowledged receipt of the report. Russ Wilder mentioned that the Commission holds an executory interest in the Forest Society's Roberts Tract adjacent to the Mount Major Parking lot. The chair agreed to contact SPNHF and ask for a monitoring report on that parcel.

- 3) **Canoe & Kayak Access to Merrymeeting River-** *nothing to report*

- 4) **Lay Lake Monitoring Program-** discuss adoption, management, and funding

Recapped discussion from prior meeting, motion by Russ Wilder to adopt and sponsor the Lay Lakes Monitoring Program for Alton Bay. Second by Virgil MacDonald. Commission voted 7 – 0 in favor. Tom Diveny volunteered to coordinate the program, working with the sampling volunteers and LLMP manager Bob Craycraft from UNH.

- 5) **Natural Resource Inventory Update-** Discuss latest request for additional data from Lakes Region Planning Commission, funding source

Reviewed the request from Stoney Ridge Environmental for additional data from Lakes Region Planning, Motion by Dana Rhodes to purchase the data for \$200. Second by David Mank. Voted 7 – 0 in favor

- 6) **2022 Budget Review** *moved to next meeting*

New Business:

- 1) **Town Clerk/Tax Collector Land Use Change Tax (LUCT) Funds** to be deposited to the Conservation Fund for Tax Year 2021- \$121,175.00

Acknowledged receipt of the notice

- 2) **Request from Mike Gelinas for snowmobile trail on Gilman Pond property**– discussion
The Commission directed the chair to respond to Mr. Gelinas with the status of the current management plan, which prohibits wheeled or motorized vehicles, and to invite further discussion with more details if the snowmobile club wished to do so.

Notice of Intent to Cut Timber:

- 1) **Clay Point Rd- Simonenko Family Trust, M21 L1-3-** 2acre cut
2) **Drew Hill Rd- Young Rollins Fam Rev Trust, M15 L31-B-** 10acre cut

Commissioner Reports:

Chairman Report *nothing to report*

Vice Chair Report *nothing to report*

Member Reports-

Russ Wilder reported that the Master Plan chapter 3, Natural Resources, is in draft form, and should be finished within a couple of weeks. The information from the updated NRI is essential to completing the chapter.

Bob Doyle resigned from the Commission effective at the end of the meeting tonight. The Commission expressed its gratitude for his service over the years.

Correspondence:

- 1) Budgeted Expense Sheet/Bank Statements
- 2) NHDES RFMI- Keenan, Hopewell Rd, M21 L5-6
- 3) NHDES Wetlands Permit- Locicero Family Rev Trust- 193 Sunset Shore Dr, M71 L1
- 4) NHDES Wetlands Permit- WWD Properties c/o Giles Davidson- 1 Garden Park Rd, M60 L17
- 5) NHDES Wetlands Permit- Koning- 258 Sleepers Island, M74 L41
- 6) NHDES Wetlands Permit- O'Brien- 160 Spring St, M38 L8
- 7) NHDES Wetlands & Shoreland Permit Extension Approval- Kroon- 23 Roger St, M54 L11

Date and Time of Next Meeting:

- **Thursday, February 10, 2022,** at 6:00pm
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Adjournment: *There being no further business, the meeting was adjourned at 7:07 pm.*

Respectfully submitted,

Gene Young,
Chairman