

**Alton Conservation Commission Approved by the Conservation Commission 3-8-07  
Minutes of February 22, 2007**

Members Present: Justine Gengras, Roger Burgess, David Lawrence, Gene Young, Earl Bagley, and Alan Sherwood as Selectman's Representative

Members Absent: Tom Hoopes

**Call Meeting to Order:**

Co-Chairman E. Bagley called the meeting to order at 7:01 p.m.

**Approval of Agenda:**

**Motion made by D. Lawrence and seconded by J. Gengras to amend the agenda and include under Planning Board Agenda Items – Department Head Review Comments provided by J. Gengras, to include under Correspondence – Belknap County Extension Forestry Program Newsletter, NHDES letter pertaining to the Biddle property on Meaderboro Road, NHSC follow-up report on Alton Shores Road, and NHSC Mitigation Monitoring Report on Hank Brandt. The motion passed with all in favor.**

**Public Input:**

None at this time

**Approval of Minutes:**

Approval of minutes from January 25, 2007 meeting.

**Motion made by J. Gengras to accept the minutes as amended second by G. Young. The motion passed with all in favor.**

**Presentations/Consultations:**

1. Tom Varney – Wyszynski Permit By Notification (See under Permit by notification)
2. New Hampshire Soils – Prospect Mountain Builders (see under Standard Dredge & Fill Application) and Finnegan Projects

**Finnegan:**

C. Balcius – The wetlands application has not yet been submitted to NHDES. The wetland impacts are currently at 9446 sq. ft. The impacts are all access impacts. The culverts on Valley Road are too small and the water seems to jump the banks, so it is being proposed that a bottomless box culvert put in to prevent this from continually happening.

J. Gengras – On Lot 15 there is a leach field shown about 1100' from Valley Road with a stream crossing and wetlands in between.

C. Balcius – I believe the developer is going to try to locate a house site closer to the road.

A. Doirian – The old culvert in the current woods road, which will become the access road, is going to be replaced.

J. Gengras – What about the terrain and public safety pertaining to storms greater than 25 years because a lot of the run-off comes from one side of Prospect Mountain and

the soils are not drained well?

C. Balcius – There are different storm events and this is what the Planning Board requires. You are not going to find any applicant to voluntarily provide a greater than 25 year storm drainage report because it will cost more money than what they need to actually spent.

A. Sherwood – Is a 25-year storm sufficient or should it be changed?

J. Gengras – With the rain we have had in the past I feel it is need and the regulations need to show that.

**Planning Board Agenda Item:**

Department Head Review Comments

1. Earl & Judith Bagley Map 4 Lot 3 - FYI
2. Bradford Jones Map 11 Lot 12, 14, 14A - FYI
3. NH Electric Coop Map 9 Lot 3 - FYI
4. Van Hertel map 12 Lot 97 - FYI
5. Benjamin Finnegan Map 6 Lot 36 & 37 - FYI

**Standard Dredge and Fill Applications:**

1. Carol Couture Map 18 Lot 36-2 – Construct a 6’x30’ crib on two 6’x6’ cribs with a 4’x12’ connecting walkway to an existing 4’x43’ cantilevered breakwater dock.

**Discussion:**

The Commission reviewed the application and feels that the project meets NH Wetlands Bureau rules and a standard letter of no objection be sent to NHDES.

**Motion made by J. Gengras to send a standard letter of no objection to NHDES, seconded by D. Lawrence. Motion passed with all in favor.**

2. Mills Cove Realty Map 62 Lot 1-9 – Construct a 6’x40’ seasonal dock connected to a 3’x7’ cement pad connected by a 4’x12’ walkway to an existing 6’x40’ seasonal lift out dock to create a “U”

**Discussion:**

The Commission reviewed the application and feels that the current design meets NH Wetlands Bureau rules and a standard letter of no objection be sent to NHDES.

**Motion made by J. Gengras to send a standard letter of no objection to NHDES, seconded by R. Burgess. Motion passed with all in favor.**

3. Paolucci Realty Trust Map 65 Lot 65 – Construct a 50 linear ft stonewall 4’ high

**Discussion:**

The Commission reviewed the application and feels that they have no objection to the repair of the existing 20’ of stonewall but do not feel that there is a demonstration for the need to construct an additional 30’ of stonewall 4’ high and alter the character of the natural shoreline.

**Motion made by J. Gengras to send standard letter of no objection to repair the existing 20’ of stonewall with the above comment attached, seconded by R. Burgess. Motion passed with all in favor.**

4. Alton Bay Campmeeting Association Map 9 Lot 53 – The project proposes to subdivide the property into 21-Lots.

**Discussion:**

Cindy Balcius and Adam Doirian were present for the application review to answer questions the Commission might have.

C. Balcius – The whole site can be viewed on sheet 9 of 28. Previously we were at 18,000 sq. ft. of wetlands and then we met with NHDES and the initial project was over 20,000 sq. ft. The wetlands impact has been decreased to 9720 sq. ft. The road has been narrowed down to 20' wide with 2' shoulders and the subdivision has been reduced to 21-Lots. The impacts are all forested wetlands and there are vernal pools on the property but the vernal pools will not be impacted and there are buffers around the vernal pools. There are six wetland impacts and they are for access only. Of the 6 - wetland impact only one of them is for a driveway access and the rest are for the proposed road.

E. Bagley – What is the difference between the road and driveway impacts?

C. Balcius – The impact for the driveway is 1150 sq. ft. and the rest is for the road, which will be 8570 sq. ft. and there is also a wetlands buffer replanting plan with the application.

J. Gengras – What about the culverts?

C. Balcius – The culverts are labeled on the road profile page.

E. Bagley – What are the wetland crossings slopes?

C. Balcius – 2:1

J. Gengras – Are the utilities in-ground or above ground?

C. Balcius – Based on the new road standards having the utilities in-ground wouldn't work. Also based on the last review from CMA the utilities will go overhead.

E. Bagley – will there be town water?

C. Balcius – Yes, the engineer is working on that with the Water Department.

**Motion made by J. Gengras to defer action on this application until the March 8, 2007 meeting, seconded by E. Bagley. Motion passed with all in favor.**

**Permit By Notification**

1. Robert & Joanne Wyszynski Map 70 Lot 5 – Install a 4" Schedule 40 PVC conduit with 1 ½ " sewer pump-line under existing 8" culvert/intermittent stream. Impact is 4 sq. ft.

**Discussion:**

Tom Varney was present for the applicant to answer questions the Commission might have.

T. Varney – The applicant wants to upgrade the septic and leach bed and the impact is 4 sq. ft.

E. Bagley – How deep under the culvert will this be going?

T. Varney – 4'

E. Bagley - Do they want to add an addition?

T. Varney – They wanted me to design the septic and they want to upgrade the cottage and they are at the 30' mark with the existing structure.

J. Gengras – What is wrong with the old system?

T. Varney – It is 50 years old.

The Commission reviewed the application and found it meets NH Wetlands Bureau rules.

**Motion made by R. Burgess to direct a Chair to sign the application, second by E. Bagley. The motion passed with all in favor.**

#### **Minimum Impact Expedited**

1. Longview Trust Map 18 Lot 38-1 – Repair 12'+/- veneer stone on existing wall – FYI  
Commission signed on 2/12/07

#### **Commissioner Reports:**

None at this time

#### **OTHER BUSINESS:**

1. A. Sherwood met with Russ Bailey about concerns on Drew Hill Road. R. Bailey will speak to David Widerstrom about coming in and addressing concerns that the Commission has pertaining to the construction of the road extension.  
**No action taken by the Commission**
2. Copy of Easement from Alton Law Office RE: Wentworth Cove Realty  
J. Gengras – There are formatting problems in the draft that was sent over. J. Gengras volunteered to work with Melissa Gulbrandsen on what the Commission needs in the deed. There also needs to be an easement from Mrs. Freese for monitoring the easement property by crossing her property.  
**Motion made by D. Lawrence to give J. Gengras permission to speak with M. Gulbrandsen pertaining to getting the easement deed in order, seconded by R. Burgess. Motion passed with all in favor.**

**Motion made by J. Gengras to send a letter of intent to M. Gulbrandsen expressing the willingness to hold the Conservation Easement on Map 15 Lot 55, subject to acceptable deed language and favorable review by the Town Attorney, seconded by E. Bagley. Motion passed with all in favor.**

#### **Correspondence:**

1. Emergency Authorization Verification – Walter Garland Map 20 Lot 2-1  
**No action taken by the Commission**
2. LRPC Area Commission Meeting February 26<sup>th</sup> @ 6:00pm @ Newfound Regional High School.  
**No action taken by the Commission**
3. Mark Fecteau Map 59 Lot 1B – Permit Approval  
**No action taken by the Commission**
4. Ronald & Karen Senecal Map 55 Lot 7 – Permit Approval

**No action taken by the Commission**

5. Belknap County Extension Forestry Program Newsletter  
**No action taken by the Commission**
6. NHDES Letter pertaining to the Biddle property on Meaderboro Road  
**No action taken by the Commission**
7. Alton Shores Road Follow-up Report from NHSC  
**No action taken by the Commission**
8. Mitigation Monitoring Report on Hank Brandt from NHSC  
**No action taken by the Commission**

**Adjournment:**

**Motion made by R. Burgess, second by E. Bagley to adjourn at 8:47pm. The motion passed with all in favor.**

Respectfully submitted,

Jennifer M. Fortin  
Secretary to the Conservation Commission