

**ALTON CONSERVATION COMMISSION  
NOTICE OF MEETING**

ALTON TOWN HALL  
February 24th, 2022 at 6:00 P.M.

**Minutes**

*Approved*  
*3/24/22*  
*Leah Hart*

**Members and others Present:**

Gene Young, Chairman  
Russ Wilder  
Katherine Bowden, Secretary

Dana Rhodes, Vice Chairman  
Tom Diveny

Earl Bagley  
Leah Hart

**Members Absent:**

Virgil Macdonald, Selectmen's Rep      David Mank, Alternate

**Call Meeting to Order:**

Gene Young, Chairman, Called the meeting to order at 5.55pm.

**Public Announcements: None.**

**Approval of Agenda:**

Agenda was approved as written.

**Presentations/Consultations:**

**1) SPNHF - Morse Preserve additions presentation by Leah Hart-**

Leah Hart Land Protection Specialist with SPNHF was present to speak about The Forest Society's opportunity to expand the Morse Preserve by conserving lands to the north and south of the existing reservation with two separate acquisitions. Ms. Hart proposed that Alton conservation commission to consider supporting the 270-acre conservation easement project located to the north of the Morse Preserve by committing \$62,125 from their conservation fund. These moneys would cover the Forest Society's transaction and stewardship expenses associated with the donation of this conservation easement, and Town would gain a legal interest as an Executory Interest Holder on the 270-acre conservation easement. The Forest Society is raising money to cover the stewardship and transaction costs for both Morse Preserve additions; however, the \$62,125 would only cover expenses related to the 270-conservation easement. Gene Young asks what the total cost of the project will be. Ms. Hart states the total project expenses would be \$164,000 to support transaction expenses such as surveys, legal work and staff time, as well as the stewardship expenses of managing and monitoring the lands forever. Ms. Hart stated that SPNHF is asking the Conservation Commission to support expenses they Society cannot avoid such as legal fees and stewardship. Russ Wilder suggested that Conservation Commission could help with fundraising by doing hikes with the community. Earl Bagley asked if SPNHF will need more funds in the future. Ms. Hart stated that will not. The idea is that as the money grows because it is held in an invested stewardship endowment. There is a standard onetime cost for most every property. Gene Young stated that consideration by the Commission of funding this project is further on in the evening's agenda.

## **Approval of Minutes:**

January 27, 2022 – *D.Rhodes made the motion to approve the January 27<sup>th</sup> Minutes and was seconded by T.Diveny. E.Bagley abstained as he was not present for the 01/27 meeting. Motion passed.*

## **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) Puzzo Family Rev Trust Special Exception – Joseph Puzzo, Lakewood Drive, M11 L25-53 –**  
A special Exception is required from **Article 400, Section 401 D. 16.** Of the Zoning Ordinance to permit the Commercial Function Facility as defined in the Zoning Ordinance.

*Brief discussion ensued. The Commission found no conservation issues. Gene Young stated though they see no Conservation issues, however we are concerned there may be traffic or subdivision by-laws to consider. Russ Wilder made the motion to approve the comment and was seconded by Dana Rhodes. Motion Passed*

### **Standard Wetlands Dredge and Fill Applications:**

- 1) Standard Dredge and Fill Wetlands- Richard Vito, 250 Damon DR., M47 L2-1 –** Applicant Proposes to repair an existing breakwater and assoc. dockage “in-kind” – Dredge boat slip to provide sufficient water depth. Install pilings for tie off. Install a 28ft x 30ft seasonal canopy. Install two seasonal watercraft lifts.

*After a Brief discussion, The Commission had no comments or concerns.*

- 2) Standard Dredge and Fill Wetlands- William Midon, 62 Roger St., M54 L26-** Applicant proposes to rebuild existing permanent docks and boathouse. Additionally, apply for the installation of a piling supported boatlift, two fender pilings and two seasonal PWC lifts. – Access stairs and lead-on to be reconfigured to have less impact on land, with no increase of impact area over water.

*After a brief discussion, The Commission had no comments or concerns.*

- 3) Standard Dredge and Fill Wetlands- Higgins Family Trust, Dewitt Drive., M18 L29-5,6 &7-** Applicant proposes the construction of a waterfront access structure, permanent dock, breakwater and a new dug-in boathouse. The project also includes the construction of a new residence and attached garage on tax Map 18 Lots 29-5, 29-6&29-7. The (3) lots will be merged to create a lot suitable for the construction scale. Associated Construction items include driveway and grading modifications, drainage design, and community septic connection. A proposed within the impacted tree cells. The site is located within a 250’ buffer of Lake Winnepesaukee, in which the project will also require Shoreland Permit.

*After a brief discussion, The Commission had no comments or concerns.*

**4) Standard Dredge and Fill Wetlands- Christopher Brown, 134 Smith Point Road, M64 L14-** Applicant proposes to reconfigure an existing 861sf breakwater and 258.5sf dock. Applicant proposes to provide a 765sf rock breakwater with a 4'x32' cantilevered pier to a 4'w x 30' piling dock in a "U" shaped configuration accessed by a 4' x 15' walkway to shore (+106.5sf) to provide two more functional protected boat slips / safe docking for the and their guest. Dock qualifies for permanent dock construction pursuant to Env-wt. 513.04 and breakwater construction pursuant to Env-Wt. 512. The breakwater is straight design with small dogleg at the lakeward most end minimizing impacts when compared to other breakwater design alternative's (such as the existing "L" configuration). This property is shown on appendix D and the frontage experiences significant wave energy and wrap around effects from the prevailing winds, demonstrating need. Proposal removes 96 sf of breakwater material, 16 sf crib material and provides a 12' gap at shore.

*After a brief discussion, The Commission had no comments or concerns.*

**Wetland Permit by Notification (PBN):**

- 1) Wetlands PBN- Cynthia Vito, Damon DR., M47 L2-** Applicant proposes to repair an existing 45 liner foot, plus 800sqft breakwater and "W" shape piling supported 602sqft dockage "in-kind". No change in size, location or configuration is proposed. Turbidity controls shall be installed and maintained throughout project until disturbed area is stable.

- *Signed by Gene Young*  
2/7/2022

**Minimum Impact Expedited Applications:** None

**Shoreland Permit Applications:**

- 1) Shoreland Permit Application – Lloyd Brown – 442 Rattlesnake Island, M78 L21-** Applicant is proposing to replace the existing 28' x 24' cottage with a 32' x 34' structure. To maintain the open deck, and to add a 12' x 16' shed. Pre-construction impervious are totals 1650 sq. ft. (6.2%) and post construction impervious area of 2,440 sq. ft. (9.2%)

*After a brief discussion, The Commission had no comments.*

- 2) Shoreland Permit Application- Higgins Family Property Trust- Dewitt DR., M18 L29-5, 6&7-** Applicant is proposing construction of a new residence and attached garage on Tax Map 18 Lots 29-5, 6&7. The 3 lots will be merged to create a lot suitable for the construction scale. Associated construction items include driveway and grading modifications, drainage design and community septic connection. A landscaping plan will be incorporated to include landscaping walk ways, patios and waterfront buffer restoration to impacted tree cells. The project also includes the construction of a water access structure, permanent dock, breakwater and a new "dug-in" boathouse to be permitted separately through a wetlands impact permit.

*After a brief discussion, The Commission had no comments.*

- 3) **Shoreland Permit Application – William Midon – 62 Roger Street, M54 L26** – Applicant is proposing to remove existing residence (1,146ft) with shed roof (873ft), two outbuildings (64ft and 270ft) and impervious patio (635ft). Construct new residence (2,620ft), screen porch (300ft), patio (588ft), attached three car garage (1,114ft) and a single wide detached carriage house (900ft). Additionally, boathouse lead-on and access stairs to be reconfigured during reconstruction for an additional 113ft of impervious surface over land. Total proposed impervious surface equals 6,031ft.

*After a brief discussion about the property the commission has concerns about the unaltered area and the size of the building. Russ Wilder commented that, the commission also believes this property may contain wetlands. Russ Wilder moved to comment, The Commission Seconds .Motion passed.*

- 4) **Shoreland Permit Application – Gail Naylor – Archie Lane, M40 L37** – Applicant is proposing the construction of a 2-bedroom dwelling to be serviced by an on-site well and septic system. Disturbance in the private road is included in section 10 of the application, due to the unique nature of this proposal.

*After a brief discussion, The Commission had no comments.*

- 5) **Shoreland Permit Application – Todd Norman – 17 Watson Point Road, M50 L35-** Applicant is proposing to remove a single-family 4-bedroom house and construct a new single-family, 6-bedroom house while adhering to all existing setbacks.

*After a brief discussion, The Commission had no comments.*

**Shoreland Permit by Notification (PBN):** None

**Notification of Routine Roadway Maintenance Activities:** None

**Reoccurring/Unfinished Business & Projects:**

- 1) Green Oak Realty-
- 2) Monitoring-
- 3) Canoe & Kayak Access to Merrymeeting River-
- 4) Lake Lay Monitoring Program-
- 5) Natural Resource Inventory Update- Lakes Region Planning invoice  
*Signed by Gene Young, 2/24/2022*

### **New Business:**

1) **Longstack Precipice:** Alton Conservation Commission expresses support for funding the acquisition of the subject property in Alton, NH containing the Longstack Precipice climbing area for the conservation and public recreational access.

*Gene Young asked if the commission would like to financially support the project for 10% (\$32,500)*

*Dana Rhodes moved to support Long stack Precipice with 10 percent of the purchase price. Russ Wilder seconds. Motion passed.*

2) **SPNHF- Morse Preserve Addition**

*Russ Wilder moved to approve the support of the Morse preserve addition (west property) by contributing \$62,125. Tom Diveny seconds. Motion passed.*

### **Notice of Intent to Cut Timber:**

### **Commissioner Reports:**

#### **Chairman Report-**

1) Gaia Invoice Paid for by Gene Young with personal funds:

*After a brief discussion, Russ Wilder Moved to reimburse Gene Young for the full amount of \$39.99. Dana Rhodes seconds. Motion Approved.*

*- Signed by Dana Rhodes on 3/3/2022*

#### **Vice Chair Report-**

#### **Member Reports-**

#### **Correspondence:**

- 1) Budgeted Expense Sheet/Bank Statements
- 2) NHDES Forestry Statutory PBN: Hillsgrove M2 L13-2
- 3) NHDES RFMI Shoreland (Revised)-: 118 Sleepers Island Kean M73 L3
- 4) NHDES RFMI Shoreland: 102 Pipers Point Ln. M21A L19
- 5) NHDES RFMI Standard Dredge Fill Wetlands: Little Barndoor Island, Marvin. M81 L17-4
- 6) NHDES Amended Wetlands & Non-site specific: 193 Sunset Shore Dr. M71 L1
- 7) NHDES Forestry Statutory PBN: Loring Carr M2 L3
- 8) NHDES RFMI Shoreland: 442 Rattlesnake Island, Brown M78 L21
- 9) NHDES Shoreland Impact Permit : 8 Lovern Ln. Finigan / Pueschel M51 L32
- 10) NHDES RFMI Shoreland: 1787 Mount Major Highway. O'Leary, M66 L7
- 11) NHDES Shoreland Impact Permit : 277 Trask Side Rd. Custos Trust, M43 L10
- 12) NHDES Shoreland Impact Permit : 51 Keewaydin Dr. Michaud Family Trust, M38 L23
- 13) NHDES RFMI Shoreland: 282 Sleepers Island. Kehoe, M73 L55
- 14) NHDES Wetlands & Non-Site Specific : 554 Rattlesnake Island, Martino M79 L24

**Date and Time of Next Meeting:**

- **Thursday, March 10th, 2022, at 6:00pm**

**Adjournment:** *Meeting Adjourned at 7:28pm*

Respectfully Submitted,

Katherine N Bowden  
Building Dept. /Conservation Secretary