

ALTON CONSERVATION COMMISSION
NOTICE OF MEETING
ALTON TOWN HALL
February 27th, 6 PM
Minutes

Members:

Gene Young, Chairman

Tom Diveny

Alternate

Andrew Morse, Selectman's Rep

Dana Rhodes, Vice Chairman

David Mank

Russ Wilder

Tara Lamper,

Others Present:

Katherine Bowden, Secretary

Members Absent:

Andrew Morse, Selectman's Rep

Call Meeting to Order:

Meeting called to order at 6:00pm

Approval of Agenda:

- *A butter letter from Lakes Region Hospitality Group. Russ Wilder add a conversation with Scott Berkley under commissioner reports. Agenda approved as amended.*

Presentations/Consultations:

- **Bree Rossiter of the Lake Winnepesaukee Alliance, water samples from the brooks flowing into the Bay on the East and West sides.** – *Presentation moved to 3/13/*

Approval of Minutes:

- **Minutes of 1/23/25 meeting**
 - *Dana Rhodes moved Tom Diveny seconded a motion to approve the minutes. By voice vote of 6 yea 0 nay the 1/23/25 meeting minutes were approved.*

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) **P25-04, Prospect Mountain Survey, Paul Zuzgo, Agent for Betty Bell Revocable Living Trust and Nancy Bell, Owners, M49 L32-32-1, 20 Boat Cove Road - Proposal:** To adjust lot lines for two (2) lots of record, with Map 49 Lot 32 adjusted from .27AC to .46AC, and Lot 32-1 adjusted from 1.29AC to 1.09AC.
 - *No concerns, Signed by Gene Young 2/1/2025*
- 2) **P25-05, RJ Revocable Trust, Richard Lane, Trustee and Robin Lane, Owner Map 6 Lots 16-3, 16-4 & 16-5, 653, 651 & 637 Suncook Valley Road - Proposal:** To adjust lot lines for three (3) lots of record, with Map 6 Lot 16-3 adjusted from 6.51AC to 8.97AC, Lot 16-4 adjusted from 6.91AC to 2AC and Lot 16-5 adjusted from 7.34AC to 9.79AC.
 - *Gene Young commented "Where are the wells located? Where are the septic systems? Are the correct distances between them maintained?". Signed by Gene Young 1/27/25*

- 3) **Z25-09, David Parella, Agent for Alton Bay Christian Conference Center, Jonathon Tyman, Ex. Director, Map 34 Lot 33 Beacon Ave** - A Variance is requested for Article 300 Section 320.D to permit the construction of 1 new cottage.
- No concerns, Signed by Gene Young 2/12/2025
- 4) **Z25-10, David Parella, Agent for Alton Bay Christian Conference Center, Jonathon Tyman, Ex. Director, Map 34 Lot 33 Beacon Ave**- A Variance is requested for Article 300 Section 320.D to permit the construction of 1 new cottage.
- No concerns, Signed by Gene Young 2/12/2025
- 5) **Z25-11, David Parella, Agent for Alton Bay Christian Conference Center, Jonathon Tyman, Ex. Director, Map 34 Lot 33 Beacon Ave** - A Variance is requested for Article 300 Section 320.D to permit the construction of 1 new cottage.
- No concerns, Signed by Gene Young 2/12/2025
- 6) **Z25-12, Changing Seasons Engineering, PLLC, Stephanie Richard, Agent for Richard Lundy, Owner, Map 15 Lot 9-3-1 Miramichie Hill Rd** - A Special Exception is requested for Article 340 Section 401.D.17 to permit a Contractor's Yard.
- Gene Young commented "Some of the finished grade elevation numbers are not legible on the drawings provided, which raises questions: is runoff properly directed to the proposed stormwater management pond? Where is the pond outlet located? Does any overflow threaten Rt 28 or Miramichie Hill Road? Is the proposed driveway going to feed runoff onto Miramichie Hill Road?". Signed by Gene Young 2/12/2025
- 7) **Z2513, Jeffrey Green, Agent for Bucky & Joey Holdings, LLC, Owner, Map 16 Lot 4** - A Special Exception is requested for Article 340 Section 401.D.7 to permit a Automotive Detailing and Washing.
- Gene Young commented "The septic system should be inspected by a qualified inspector prior to approval for this use as the system will be expected to handle a large volume of effluent. Are all of the required oil and other contaminant traps in place and working? These safeguards are especially important due to the locations' being within 250' of the Merrymeeting River and marsh." Signed by Gene Young 2/12/2025

Wetland Permit by Notification (PBN):

- 1) **Wetlands PBN – John & Linda Clark, 212 Rattlesnake Island M76 L4** – Removal of existing dockage and the concrete pad is to remain in place. Install a 6ft x 40ft seasonal dock anchored to shore by a 4ft x 7ft concrete pad. Install a single boatlift and two seasonal PWC lift adjacent to the dockage.
- After a brief discussion the Commission has no comments or concerns.
- 2) **Wetlands PBN- Caleb Ellsworth, 17 Contentment Lane, M34 L31** – Rebuild boathouse that is over the lake. This includes repairing the wooden cribs in the water that support the boathouse as well as rebuilding / replacing the existing structures walls and roof. There are no landforms or soil being affected with the exception of repair to the existing wooden cribs. - *No Conservation Commission signature requested.*
- The Commission commented "Silt controls need to be installed during and until demolition and construction is complete."

Standard Wetlands Dredge and Fill Applications:

- 1) **Standard Dredge and Fill Wetlands App – Daniel & Jennifer Harding, 94 Pipers Point Ln M21A-16** – Replace an existing stepped access partially located lakeward of el. 504.32 that is needed to repair and provide a single family stepped water access (4'w) to lake bottom to safely access the lake that will be located completely behind / landward of the full lake elevation. This will provide continues use to launch canoes, kayaks and for access to swimming along the applicant's frontage. The access steps will meet Env-Wt. 511 and have been positioned to minimize impacts Env.Wt 311.07 by posting the steps within a area of the existing access and will require the least amount of rock removal (existing rock steps) to safely access the water. Rock steps to be removed from the lake bottom.
- After a brief discussion the Commission has no comments or concerns.
- 2) **Standard Dredge and Fill Wetlands App – Lisa Casaccio, 13 Virginia Court M41 L 6** - Add an additional dock to existing U shaped dock on the property to create a 42 foot wide dock with three 6-foot wide 24 foot long piers on piles on a property with >300 Linear feet of frontage. This work will be done in connection with NHDES permit 2023-02191 to make in-kind replacement of support piles under the existing dock.
- After a brief discussion the Commission has no comments or concerns.
- 3) **Standard Dredge and Fill Wetlands App – Ronald and Renee Cooper, 962 Rattlesnake Island M75 L73-** This project proposes lengthening the existing piling dock from 40'-0" to 52'-6" to provide the allowed boatslip that is 25'-0" in length and 3'-0" in depth. Additionally, this project proposes installing a permanent piling supported boatlift and a 14'-0" x 30'-0" seasonal canopy. Lastly, this project proposes replacing one existing three-pile ice cluster, five fender pilings, and repairing the existing breakwater. A turbidity curtain shall be installed prior to commencement of work and maintained for the duration of the project, only to be removed after site stabilization.
- After a brief discussion the Commission has no comments or concerns.

Shoreland Permit Applications:

- 1) **Shoreland Permit Application – Krisa B. Hanson Revocable Trust, 88 Minge Cove Road M59 L22-** Plan is to install a ne state approved septic design.
- The Commission commented " Is the distance between the proposed leach bed and the culverted stream acceptable? "
- 2) **Shoreland Permit Application - Joseph R Kealy, 211 Rt 11D, M52 L12 -** The proposed project is to construct a new 28'x30' garage with 1' overhangs, remove a portion of paved driveway, shed and convert a portion of the crushed gravel driveway to a pervious paver drive
- After a brief discussion the Commission has no comments or concerns.

Reoccurring/Unfinished Business & Projects:

- 1) Lake Lay Monitoring Program**
- 2) Property Monitoring and Reports**
- 3) Gilman pond Management Plan**
- 4) Budget**
- 5) Future conservation opportunities**

- *Gene Young spoke about an email he received from Stacy Hernandez, asking if the Conservation Commission is willing to hold an easement on a property at this time. The Commission discussed that they were interested in taking on any more conservation easements at this time.*

6) C.C Master Plan Action Items

New Business:

Commissioner Reports:

- *Dana Rhodes and David Mank reviewed Alton's NRI and visited multiple scenic view sites to see if they were being encroached upon by plant material and if they could identify the plant material to be removed and see if property owners would be willing to remove the material.*
- *Russ Wilder reported he spoke with Scott Berkley, who is the land conservation manager for LRCT about the Gould property. LRCT would like to know if the Commission would be interested in participating in helping fund some of the cost. The Commission discussed helping and will revisit the topic at a later date.*

The Commission also discussed the New England Forest Foundation. Russ and Gene are members of the Belknap Range Conservation Coalition. They will be having a zoom call with them regarding their interest in participating in land project in and around Alton. There will be more information on this coming in the future.

Chairman Report-

Gene Young Spoke about the right-to-know request about the Lakes Region Hospitality Group. All correspondence and documents about The Lakes Region Hospitality Group and their project has been requested through a right-to-know request. Gene let the Commission know that they are welcome to read the letter and reach out if they have any questions.

Vice Chair Report-

Member Reports-

Notice of Intent to Cut Timber:

- **Stockbridge Corner Road, M6 L31-3A**

Correspondence:

- **Wetlands application comments to NHDES from Chairman, 212 Rattlesnake Island.**
- **State of NH Dept. of Natural & Cultural Resources letter to Peter Farrell.**

Date and time of next meeting:

March 13th, 2025 @6pm

Adjournment:

Meeting adjourned at 7:05pm.

*Respectfully submitted,
Katherine Bowden, secretary*

*approved March 13, 2025
Gene Young*

