

ALTON CONSERVATION COMMISSION
MINUTES OF MEETING

ALTON TOWN HALL

March 11, 2021 at 6:00 P.M.

Members Present:

Gene Young, Chairman

Earl Bagley, Vice Chairman (via zoom)

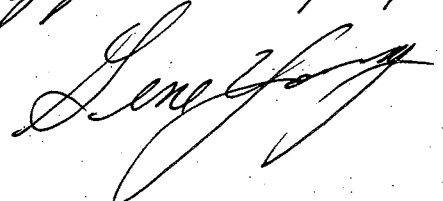
Melinda Ferreira, Secretary

Russ Wilder (via zoom)

Dana Rhodes

Quinn Golden (via zoom)

Bob Doyle

approved 4/22/21


Members Absent:

Virgil Macdonald, Selectmen's Rep

Others Present:

Thomas Diveny (Alternate as of Appointment 4/1/21)

Donna Hepp, BCCD (via zoom) for Presentation portion of meeting only

Call Meeting to Order: Gene Young, Chairman, called the meeting to order at 6:06pm.

Announcements:

UNTIL FURTHER NOTICE: To keep our members and staff safe, and to comply with RSA 91-A, the COVID-19 State of Emergency, and the Governor's Orders on restrictions at public gatherings, the Town of Alton is holding "remote audio participation meetings". If you cannot attend remotely, please contact the Conservation Secretary at 603-875-2164 or mferreira@alton.nh.gov for further instructions. To remotely attend the meeting visit our website: www.Alton.nh.gov for telephone access and Zoom access instructions listed under News and Announcements on the home page the day of the meeting. If you are having difficulties accessing the remote meeting, please call 603-507-1002 and someone will assist you.

The Commission voted on October 8, 2020 to temporarily suspend in-person public input due to the SARS-coV-2 pandemic. If the public has comments, the comments can be emailed to the Conservation Commission at conservation@alton.nh.gov or sent via US postal mail to Town of Alton Conservation Commission, PO Box 659, Alton NH 03809, and the comments will be read into the record. The Commission will respond to comments as is appropriate.

Approval of Agenda: There were no additions or changes to the Agenda.

Approval of Minutes:

February 11, 2021- *D.Rhodes moved to accept the Minutes and was seconded by B.Doyle. Q.Golden abstained as he was not present at the February Meeting. Roll Call: G.Young, Chair-aye; R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; Q.Golden-abstain. Motion passed, 5-0-1*

Presentations/Consultations:

- 1) Donna Hepp, Belknap County Conservation District (BCCD)- G.Young asked her to be present via Zoom to discuss grants, most specifically the LCHIP grant as it might apply to projects the Commission is contemplating here in Town. D.Hepp began by updating the Commission on the Hurd Brook Habitat Improvement project with Trout Unlimited; stating they're working right now on submitting a State Wetland Permit application for the work to be done in late August or early September on 1.7 miles of stream. One mile of that is being paid for by a Moose Plate grant and remainder paid for through a National Fish & Wildlife Foundation (NFWF) grant. They're now working on a new NFWF grant for additional stream restoration projects around the Lakes Region. The other part of the project they'd like to include in the grant is to reach out to Alton & 2 other towns to assist in developing a Forest Management Plan for any Town lands that need it. That grant is due April 12th. R.Wilder informed her

G.Young would be the contact and the Forest Management Plan would probably be for the Mike Burke Town Forest, and maybe Gilman Pond/Seavey property would be the other one. The Commission had talked with Matt Tarr about doing some work around an abandoned beaver meadow that goes into Gilman Pond and flows from there into Roberts Cove on Winnepesaukee. D.Hepp will talk to G.Young about it. She stated G.Young had asked if they could assist with land acquisition, but the grant she's working with right now is not that type of program; adding that she didn't have a quick answer for any grant that would match the land acquisition the Commission was contemplating. She mentioned to try and see if through Russ, if the Lakes Region Conservation Trust (LRCT), or the Lake Winnepesaukee Association had anything to match funds. R.Wilder added that would be Peter Glick or Pat Tarpee. G.Young thought an LCHIP grant would be good, but D.Hepp didn't know what the schedule or specifics was for that one as she hadn't worked on any since she came to BCCD. R.Wilder added Anna may be able to help and G.Young had a scheduled call with her the following day. R.Wilder circled back to the Hurd Brook conversation and the Commission who would like to get out there to see what work was going to be done before the permit application is finalized with the State so the Commission can support that permit application better. Discussion ensued. D.Hepp will arrange a field visit for Commissioners to go out with Trout Unlimited on the section of land that belongs to the Town & LRCT in late April/early May and will get back to us with some dates. She added a late summer tour will be planned for the public after the work is complete. Q.Golden informed D.Hepp that he does the social media for the Commission and has done one write up about the Hurd Brook project and is looking for a source from her where he can pull info/progress reports for routine social media post updates to keep Town folks interested. He is to get her email from G.Young. Lastly, D.Hepp informed the Commission they formed a Volunteer Coordinator position so if there are any Town projects where we use volunteers for cleanups, etc, they can help with recruiting on their new website where folks from any town can sign up to volunteer.

Planning Board/ZBA Agenda Items:

- 1) **Zoning Board- Dept Head Review Request- Greg Ward- 122 Powder Mill Rd, M12 L61-** Special Exception to permit a residential garage to be the principle building on a lot. G.Young commented on the request which was due 2/29/21, asking where the access route to the proposed house would be? And if the existing building was to be the permitted garage. (Gene Young signed off on the Zoning Review with said comments on 2/18/21) The Commission had no other concerns.
- 2) **Planning Board- Dept Head Review Request- Greg Ward- 122 Powder Mill Rd, M12 L61-** Applicant proposes to subdivide Map 12 Lot 61 into 4 lots, with Lot 1 to be 11.88ac, Lot 2 to be 3.1 ac, Lot 3 to be 4.82ac & Lot 4 to be 2.9ac. G.Young reiterated his same comments from the previous application asking if the driveway for Lot 1 was too close to the wetland. The Commission would rather see the driveway encroach the lot line setback than be too close to the wetland. There were no concerns with the other lots. G.Young will sign off at Dept Head on both.
- 3) **Planning Board- Dept Head Review Request- Baumann Trust, Gateway Trust & W&W Ralph Trust LLC- Halls Hill Rd, M7 L2 & M4 L7-** Applicant proposes to adjust lot lines for 4 lots of record. Map 7 Lot 2 adjusted from 855ac to 895ac, Map 4 Lot 7 adjusted from 85.8ac to 50.78ac, Map 8 Lot 1-4 adjusted from 10ac to 5.09ac, and Map 8 Lot 3-14 adjusted from 14.25ac to 14.16ac. E.Bagley is an abutter to this one. R.Wilder asked if any of this is creating a situation where a wetland would have to be crossed in the future. We do not know as there are no wetlands delineated on the plans. Discussion ensued. E.Bagley mentioned there was a brook on the property. G.Young will sign off with the comment asking if any of these changes cause a wetland impact or crossing.
- 4) **Planning Board- Dept Head Review Request- Anthony Eldridge- Rte 28 & Old Wolfeboro Rd, M15 L13-** Applicant proposes to subdivide into 2 lots, with the parent lot becoming 2.68ac and the new lot to be 2.84ac. The isolated upland is not affected by this subdivision. The Commission had no concerns and G.Young will sign off on the request.

Standard Wetlands Dredge and Fill Applications:

- 1) **Bocelli Family Realty Trust- 115 Mount Major Hwy, M36 L12-** Replace 42' of existing cement wall that has failed and falling forward. There will be no change in its' length or configuration. Discussion ensued. The Commission found no concerns.

Wetland Permit by Notification (PBN):

- 1) **Andrew Freeston- 706 Rattlesnake Island, M79 L2-** Install 2 seasonal 80"x76" PWC lifts on existing U-shaped dock near the shore. The lift legs will sit on the rocky bottom and meet the setback requirements. Access will be from the docks, not the land. Brief discussion ensued; and the Commission found no concerns.
- 2) **Michael Schneider- 1786 Mount Major Hwy, M66 L13-** Repair/replace existing 7'8"x47' dock supported on a 7'8"x37' wood/rock crib & associated ice-clusters & piles; as well as Install a 14'x30' seasonal canopy utilizing existing piles along the shore of Winnepesaukee. (G.Young Signed 3/5/21) The Commission had no concerns.

Minimum Impact Expedited Applications: None

Shoreland Permit Application: None

Shoreland Permit by Notification (PBN): None

Notification of Routine Roadway Maintenance Activities: None

Reoccurring/Unfinished Business & Projects:

- 1) **Green Oak Realty-** G.Young informed the Commission that he'd spoken with John Dever, Code Official, who spoke with the State regarding the rules and regulations of stumps in the slope that is right up to the property line. He also informed the Commission there was an email from Jason Reimers, the Conservation's Lawyer on the same subject. Discussion ensued over the impermeability of said slope so the wetlands could fill with water again and the State's input on its' rules and regulations of stumps in the fill. *B.Doyle made the motion to write a letter to Green Oaks Attorney with the advice of our Attorney, J.Reimers, reiterating the Commission's expectation had not changed, and that the slope still needed to be completed in accordance to Green Oak's plans as well as in adherence to the State & Local rules and regulations to the satisfaction of our code enforcement officer with advice of our Town engineers. He was seconded by D.Rhodes. Roll Call: R.Wilder-aye; Q.Golden-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; G.Young, Chair-aye. Motion passed, 6-0-0*

2) **Monitoring-**

a) **Timber Ridge CE**

b) **Parkhurst CE**

G.Young informed the Commission that there were two monitoring reports for Timber Ridge and Parkhurst that fell through the cracks in December when there were many that had to be sent to the State. Discussion ensued over ordering more No Cutting boundary markers. R.Wilder stated there are many old markers out there that need to be reinspected and replaced as well and thought the larger amount of 250 should be ordered. *R. Wilder made the motion to order 250 no cut markers and was seconded by B.Doyle. Roll Call: R.Wilder-aye; Q.Golden-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; G.Young, Chair-aye. Motion passed, 6-0-0*

D.Rhodes inquired as to when monitoring is usually done and would like to monitor properties in spring/summer as well. The Commission agreed that whenever any member would like to do the monitoring and has time, they should feel free to. It's just a little easier to see the markers when leaves are off the trees, and nicer when there are less bugs out. Q.Golden then asked about the monitoring records being accessible on Dropbox, and if anything could be done about the homeowner trespass signs

in the woods being an eyesore when placed so close together. M.Ferreira informed the Commission that yes, all the monitoring records and files are in the Easements and Fee Properties shared folder on Dropbox which is accessible to all members of the Commission. Discussion ensued on the trespass signs. G.Young thought maybe the local game warden could fill the Commission in as to the legality of different signs. *Q.Golden moved to accept the monitoring reports and append them to the minutes. He was seconded by R.Wilder. Roll Call: R.Wilder-aye; Q.Golden-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; G.Young, Chair-aye. Motion passed, 6-0-0*

- 3) **Gaia GPS Professional Account-** Nothing new.
- 4) **Gilman Pond Field Mowing-** Rodney Sanborn (2016), Benjamin Thompson 534-4494 (2018), Andrew Morse 817-8191, Burt Morse 455-2605, Dave Avery 569-9162. G.Young reiterated mowing wouldn't be done til the middle of August, but needed to advertise and look for someone in April/May so they'd be available for that August timeframe perhaps in the Baysider, Town Website and Facebook page. G.Young will draft something up for the next meeting.
- 5) **Monitoring Records Database setup on Town servers-** Wes Demers, UNH Volunteer not present for any update.
- 6) **Shape Files for Timbers, PMHS & Hussy Properties-** G.Young informed the Commission he's trying to get some definitive answers on how to make shape files. R.Wilder stated the Commission might have to have someone survey it and ask for a shape file to be created. Discussion ensued over some software G.Young had heard of that can take points out in the field to create a shape file, but didn't know the specifics. M.Ferreira stated in another Town, they had their Town Mapper take the recorded Easements and from that, the Mapper was able to show the Conservation Easements on the paper Town Tax Maps as hatch marked areas within the property boundaries and show the digitized easement shape files as a layer on the digitized tax maps as well. The Town of Alton doesn't have digitized maps yet, but they are in the works for the future. G.Young would like to keep an eye on that project.

Commissioner Reports: None

New Business & Projects:

- 1) **Tax Deeded Properties- Conservation Commission recommendations requested by BOS-** G.Young informed the Commission of the Board of Selectmen asking for a recommendation on each of the four listed Tax Deeded Properties on Alton Shores Rd, Scott Drive and Parandes Drive. Discussion ensued over maybe suggesting that the two small side by side lots be merged, if possible, and sold as one, which would eliminate one future septic system and perhaps make the lot easier to sell; as well as over the possible difficulties of the Town owning some with the deeded beach rights. *B.Doyle made a motion to let the BOS know the Commission was not interested in any of the lots and to suggest merging the lots, and was seconded by Q.Golden. Roll Call: R.Wilder-aye; Q.Golden-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; G.Young, Chair-aye. Motion passed, 6-0-0*
- 2) **Canoe & Kayak Access- Quinn Golden-** G.Young informed the Commission there was something to discuss on the Canoe/Kayak Access project that Quinn has been working on that should be discussed in private.
Q.Golden made a motion to ENTER into NON-PUBLIC Session at 7:29pm for Statutory Reason RSA 91A:3, II (d)- "Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community." B.Doyle seconded the motion. Roll Call: R.Wilder-aye; Q.Golden-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; G.Young, Chair-aye. Motion passed, 6-0-0

7:38pm- G. Young, Chairman, noted E.Bagley, Vice Chairman, had lost his Zoom Meeting internet connection at this time, therefore unfortunately, was not able to partake in any further discussions or votes.

*B.Doyle made a motion to **LEAVE NON-PUBLIC Session at 7:45pm**, and was seconded by D.Rhodes. Roll Call: R.Wilder-aye; Q.Golden-aye; B.Doyle-aye; D.Rhodes-aye; G.Young, Chair-aye. Motion passed, 5-0-0*

Notice of Intent to Cut Timber:

- 1) **Justin Cooper- Avery Hill Rd, M10 L6-** No concerns.
- 2) **74 Valley Rd LLC- Valley Rd, M6 L37-7-** No concerns.
- 3) **Ryan Heath- Alton Mountain Rd, M10 L26-1-** No concerns.

Correspondence:

- 1) **Bank Statements for Con/Com & Forest Fund Review**
- 2) **DES Wetlands Permit- Constance/Jeffrey Walsh, 140 Smith Point Rd, M64 L16-2-** Approved- 11/3/20
- 3) **SPNHF Membership Renewal Form-** M.Ferreira informed the members that we received a letter from SPNHF stating that the Memorial Donation renewed the Commission's membership for the year. No further action necessary.
- 4) **DES Complaint Notice- Waystack, 40 Elm St, M65 L51 & 72.** Seasonal dock installed without a permit.
- 5) **DES Complaint Notice- Johnson, 484 Rattlesnake Island, M79 L38.** Seasonal dock installed without a permit.
- 6) **NH Fish & Game- Trails for People & Wildlife Update-** Webinar posted at wildnh.com/trails.
- 7) **RFMI Letter to DES from Ogonowski-Michaud Family Trust, 51 Keewaydin Dr, M38 L23**
- 8) **Belknap Range Conservation Coalition Meeting Minutes**
- 9) **DES Incomplete Wetlands PBN- Fletcher, 365 Rattlesnake Island, M77 L6**

Adjournment: *D.Rhodes moved to adjourn at 7:48pm and was seconded by Q.Golden. Roll Call: G.Young, Chair-aye; R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; Q.Golden-aye. Motion passed, 5-0-0*

Respectfully Submitted,

Melinda N Ferreira
Building Department/Conservation Secretary

Annual Monitoring Report, Alton, NH ~ Date: 11/27/2020

Town: Alton, NH
 Grantor: Albert E. and Eleanore C. Parkhurst Acres: 17
 Local Property Name: Parkhurst
 Tax Map: 18 Lot: 44/45

Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: _____ Book / Page: _____

Current Owner: David & Lisa Cummings Trust
 Mailing Address: 352 Mirick Road
 Town: Princeton State: MA Zip Code: 01541
 Home phone: 978-464-5388 Cell phone: _____ Email: dsc@lowellcorp.com

Landowner Communications

It is highly recommended that you communicate with the landowner, annually.

For the Conservation Easement did you communicate with the landowner?

YES / Date: 11/25/2020 or NO

Is there a management plan for the Property?

YES/ Date of plan: _____ or NO

Describe any landowner and/or municipality communications regarding **any changes** noted from the past year, **any changes considered** in the coming year, and **level of confidence there are no encroachments** along any of the bounds. Include all other information you think could be valuable.

Russ Wilder communicated with David Cummings via email on 11/25/2020. Mr. Cummings stated that there was no new activity currently or planned for the property that would affect the terms of the CE. While visiting the property, the Cummings family was present at the house. Lisa Cummings inquired if they would be allowed to post the property against hunting. She was informed that there was no restriction in the CE preventing them from doing so.

For the conservation easement, describe any communications and / or actions between the town and the landowner in the past year regarding **concerns, interpretations, or violations**. Attach pertinent written documentation and communications if available.

Monitoring Inspection Description

Provide a detailed description of where you walked and what you observed.

List man-made alterations and management activities (conducted or planned) noting extent, location, and purpose. Examples include construction, trails, timber harvest, clearing new fields, etc. Please note if management activities being conducted are in accordance with a current Stewardship / Forest Management Plan. List natural alterations / occurrences - Examples: erosion, fire, ice, invasive species, flora / fauna, etc. Note locations and attach maps, photos, illustrations, etc. List all people in attendance.

* Attached to this report are: GPS Track Sketch / Photos Other (please list)

Walked the entire boundary with Gene Young. No human activities observed. Some blowdowns of large trees in wetlands. Blazing that was refreshed last year was easy to follow.

Monitored by (print name): Russ Wilder and Gene Young

Signature: *Russ Wilder*

*Please file this report in a secure location, and provide a copy to the Selectmen
If this is an LCIP property, send a copy to Steve.Walker@osi.nh.gov at the Office of Strategic Initiatives
If the Forest Society is a secondary grantee, send a copy to SPNHF_ccolton@forestsociety.org*



-71.2725°

-71.27°

-71.2675°

-71.265°



Declination: -15°

43.54°

43.54°

43.5375°

43.5375°

43.535°

43.535°

43.5325°

43.5325°

Annual Monitoring Report, Alton, NH ~ Date: 11/27/2020

Town: Alton, NH

Grantor: NSTS Development Acres: 14.8

Local Property Name: Timber Ridge CE

Tax Map: 58 Lot: 5

Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: Book / Page:

Current Owner: TimberLake Properties LLC

Mailing Address: 30 Commercial Street

Town: Foxborough State: MA Zip Code: 02035

Home phone: 774-955-7302 Cell phone: 508-922-7244 Email: Chris@wfitness.com

Landowner Communications

*It is **highly recommended** that you communicate with the landowner, **annually**.*

For the **Conservation Easement** did you communicate with the landowner?

 ✓ YES / Date: 11/25/2020 or NO

Is there a management plan for the Property?

 YES/ Date of plan: or ✓ NO

Describe any landowner and/or municipality communications regarding **any changes** noted from the past year, **any changes considered** in the coming year, and **level of confidence there are no encroachments** along any of the bounds. Include any and all other information you think could be valuable.

In a text message between Steven Borghi and Russ Wilder on 11/25/2020, Mr. Borghi states that there are no changes planned for the property at this time. See attached

For the conservation easement, describe any communications and / or actions between the town and the landowner in the past year regarding **concerns, interpretations, or violations**. Attach pertinent written documentation and communications if available.

See report of boundary investigation and letter attached.

Monitoring Inspection Description

Provide a detailed description of where you walked and what you observed.

List man-made alterations and management activities (conducted or planned) noting extent, location, and purpose. Examples include: construction, trails, timber harvest, clearing new fields, etc. Please note if management activities being conducted are in accordance with a current Stewardship / Forest Management Plan. List natural alterations / occurrences - Examples: erosion, fire, ice, invasive species, flora / fauna, etc. Note locations and attach maps, photos, illustrations, etc. List all people in attendance.

* Attached to this report are: GPS Track Sketch / Photos Other (please list)

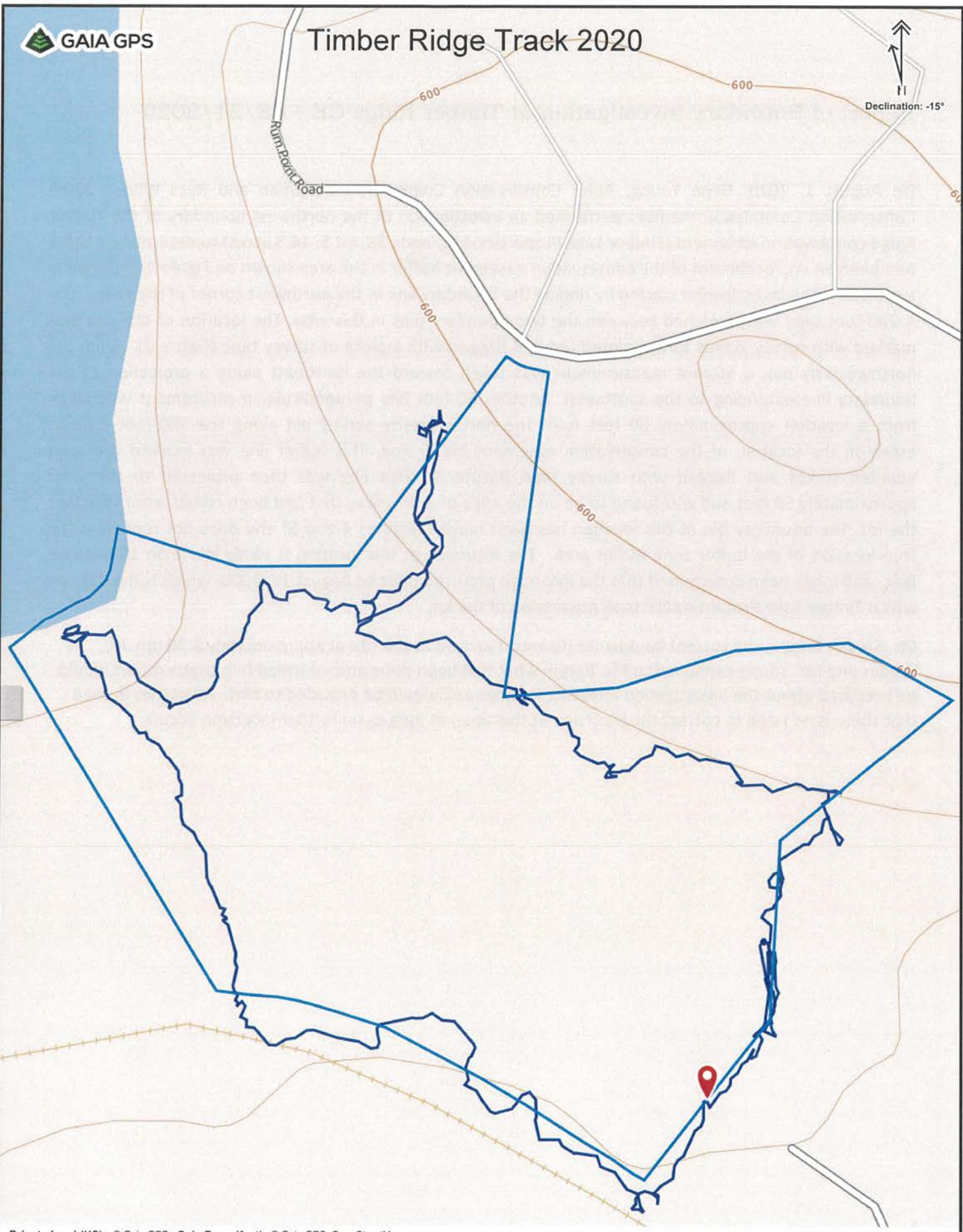
Gene Young and Russ Wilder walked the entire boundary of the property on 11/27/2020. No activities that violate the terms of the Conservation Easement Deed were observed except for the conservation easement buffer issue documented in the report of boundary investigation and letter noted above. CE buffer signs were found and flagged. Additional CE buffer (No-cut) tags will need to be installed.

Monitored by (print name): Russ Wilder & Gene Young

Signature:

*Please file this report in a secure location, and provide a copy to the Selectmen
If this is an LCIP property, send a copy to Steve.Walker@osi.nh.gov at the Office of Strategic Initiatives
If the Forest Society is a secondary grantee, send a copy to [SPNHF ccolton@forestsociety.org](mailto:SPNHF_ccolton@forestsociety.org)*

Timber Ridge Track 2020



Report of Boundary Investigation at Timber Ridge CE – 08/21/2020

On August 1, 2020, Gene Young, Alton Conservation Commission Chairman and Russ Wilder, Alton Conservation Commission member performed an investigation of the northwest boundary of the Timber Ridge conservation easement (Timber Lake Properties, LLC, book 58, lot 5, 14.8 acres) to determine if there had been an encroachment of the conservation easement buffer in the area shown on Figure 1 (outlined in a red oval). The investigation started by finding the boundary line in the northwest corner of the easement. A 200-foot tape was stretched between the two boundary pins in this area. The location of the pins was marked with survey stakes spray painted red and flagged with a piece of survey tape (Figure 2). From the northwesterly pin, a 50-foot measurement was taken toward the northeast along a projection of the boundary line extending to the southwest. Another 50-foot line perpendicular measurement was taken from a location approximately 60 feet from the northwesterly survey pin along the 200-foot tape to establish the location of the conservation easement buffer line. This buffer line was marked with two wooden stakes and flagged with survey tape (Figure 3). This line was then projected to the west approximately 50 feet and was found to be on the edge of a driveway that had been constructed to access the lot. The boundary pin at this location has been moved (Figures 4 and 5) and does not represent the true location of the buffer zone in this area. The incursion at this location is easily less than 100 square feet, and it has been determined that the incursion occurred prior to August 18, 2008, which is the date on which Timber Lake Properties LLC took possession of the lot.

Mr. Steven Borghi, the current landowner (Grantor) arrived at the site at approximately 3:30 pm. Mr. Wilder and Mr. Young explained to Mr. Borghi what had been done and informed him that a report would be prepared about the investigation including findings and would be provided to him. All parties agreed that there is no need to correct the incursion at this time, as long as no further incursion occurs.

Figures from 08/21/2020 Boundary Issue Inspection and Measurement

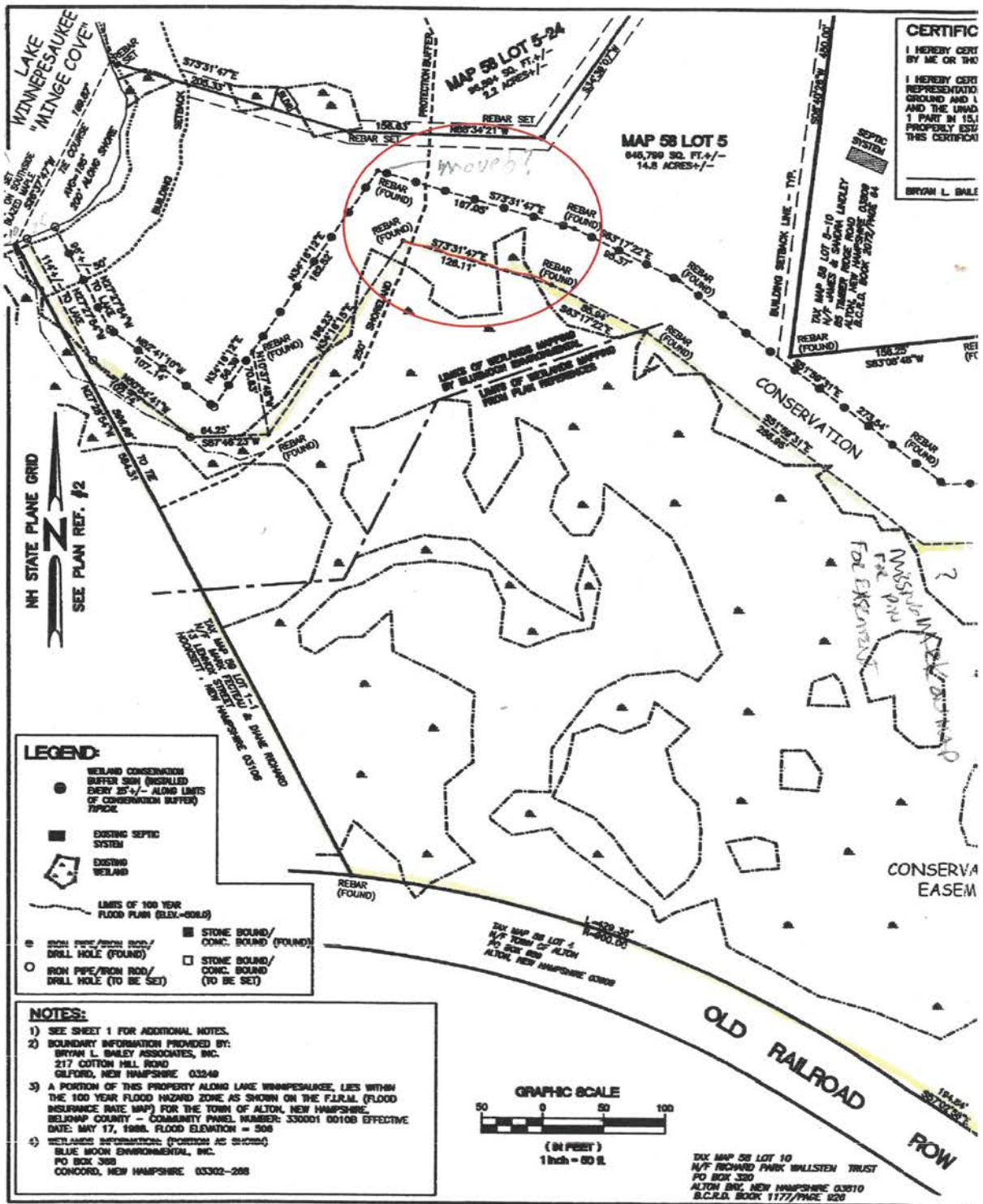


Figure 1 - Sketch of area of Concern outlined in red oval



Figure 2 - View along measuring tape between found pins - $S73^{\circ}31'47''$ E - 126.11'



Figure 3 - View along 50' buffer line offset from found pins - $S73^{\circ}31'47''$ E - 126.11'



Figure 4 - View of disturbed 50 ' buffer pin that was disturbed with Gene Young pointing to the approximate spot along driveway where the pin belongs.



Figure 5 - View of disturbed 50' buffer pin that was disturbed and the approximate spot along driveway where the pin belongs. 50' buffer line location is approximately where the stake with flagging is seen in the distance

September 2, 2020

Timber Lake Properties LLC
Attn: Steve Borghi
30 Commercial St.
Foxboro, MA 02035

Dear Mr. Borghi,

As you know, the Alton Conservation Commission has been investigating the possibility of an incursion or violation of the conservation easement held by the Town of Alton on your 14.8 acre property located off of Timber Ridge Road (Map 58, Lot 5).

At its meeting on August 27, 2020, the Commission received the enclosed report. After discussion, the Commission accepted the report and its conclusions.

Thank you for your patience and cooperation in resolving this matter. If you have any questions or comments, please contact us at your convenience.

Regards,

Gene Young, chair
Alton Conservation Commission

Tree entirely on top of the rock

