

**ALTON CONSERVATION COMMISSION
NOTICE OF MEETING
ALTON TOWN HALL
March 13th, 6 PM
Minutes**

Members:

Gene Young, Chairman
Tom Diveny

Dana Rhodes, Vice Chairman
David Mank

Russ Wilder
Tara Lamper, Alternate

Andrew Morse, Selectman's Rep

Others Present:

Katherine Bowden, Secretary
Scott Berkely, LRCT

Members Absent:

David Mank
Andrew Morse, Selectman's Rep.

Call Meeting to Order:

Meeting called to order at 6:03pm Tara Lamper was appointed to fill in for Andrew Morse, Selectman's Rep.

Approval of Agenda:

Agenda approved as printed

Presentations/Consultations:

- Bree Rossiter of the Lake Winnepesaukee Alliance, water samples from the brooks flowing into the Bay on the East and West sides – Bree was unable to attend. She will plan to attend the 4/10/25 meeting.
- Scott Berkely from LRCT, transfer of the Gould property from the Audubon Society to LRCT – Scott Berkely from LRCT spoke about the Gould property and the cost of conserving the property. LRCT is asking if the conservation commission would be willing to assist with some of the transaction cost of conserving the land. The commission will discuss this at their next meeting.

Approval of Minutes:

- Minutes of 2/27/25 meeting
Dana Rhodes moved Tom Diveny seconded a motion to approve the minutes. By voice vote of 5 yeas the 1/09/25 meeting minutes were approved.
- The regular meeting scheduled for February 13, 2025 was cancelled.

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) P25-07, Prospect Mountain Survey, Paul Zuzgo, Agent for Bruce Campagna and Nancy Bell, Owners, M49 L 32&32-1 - 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 2/28/25
- 2) P25-08, Norway Plains Associates, Steve Oles, Agent for Hertel Investment Properties, LLC & Richard Lundy, Owners, Map 15 Lots 9-3 & 9-3-1 NH Rte 28/Hogdon Rd/ Miramichie Hill Rd- To adjust lot lines for two (2) lots of record, with Map 15 Lot 9-3 adjusted from 5.34AC to 4.329AC, and Lot 9-3-1 adjusted from 2.978AC to 3.989AC. – No concerns, Signed by Gene Young 3/3/25
- 3) P25-09, Jones & Beach Engineers, Inc., Barry Gier, Agent for Overlook Properties, Owners, M9 L6-1 Suncook Valley Road – Final major site plan to construct seven(7) self storage buildings containing forty-four(44) 20'x48' units. – No concerns, signed by Gene Young 2/28/25

- 4) **P25-10, Prospect Mountain Survey, Paul Zuzgo, Agent for Scott and Penny Williams, Owners, Map 8 Lot 3-2 Frank C. Gilman Hwy – Final major subdivision to subdivide the Parent Lot of 95.35AC into three(3) Lots of record with the parent lot being 91.32AC and the two(2) new lots being 2AC each. – No concerns, signed by Gene Young 2/28/25**

Standard Wetlands Dredge and Fill Applications:

- 1) **Standard Wetlands- William Friece, 244 Sleepers Island M74 L35** -The work consisted of removing the boathouse structure which also served as a large, elevated deck accessible from the second story of the house. Several wood deck walkways along the sides of the boathouse and leading to an adjacent dock were also removed. These structures can clearly be seen in the first photograph included in Attachment 2. The permitted dug-in basin, approximately 12' x 26' in size, was then filled in to restore the upland that existed prior to the work being conducted under the 1977 permit. A vertical boulder retaining wall was constructed to re-establish the original shoreline across the former basin and around its southeast corner where the bank had been compromised. A geotextile lining was added behind the wall to prevent washout and the interior area of the wall was backfilled using clean rock. The rock used for the backfill and the wall was imported to the island for this purpose. The surface of the filled in permitted basin was finished using sand, consistent with the adjacent areas on the property. The project involved a total of 26 linear feet of temporary bank impacts for the wall and 312 square feet to fill the basin.
- *The Commission believes that there is sufficient distance from the building to lakeshore wall to allow the wall to be properly sloped.*

Shoreland Permit Applications:

- 1) **Shoreland Permit Application – Regan Family Rev Trust, Robert D & Erica L Regan Trustees, 45 Indian Shore Road M62 L2** – The proposed project includes removal of old house down to the foundation, removal of garage, removal of non-approved pervious paver areas. Construct a new house on existing foundation, construct new garage, new driveway and replace 683 sf of gravel area back to natural woodland state. – *The Commission commented “Where is the required storm water management plan?”*
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- 2) **Shoreland Permit Application - Thomas Nahill Rev Trust & Robin Nahill Rev Trust, 16 Lionel Terrace M40 L2-1** - Reduce the existing gravel access footprint and improve to create a permanent driveway. Construct pervious patios and stepping stone walkways, install stone steps and reconstruct the walkway to the dock. Place boulders and install native plantings to naturalize the landscape, install a stone drip edge under the roof overhang.
- *After a brief discussion the Commission has no comments or concerns.*

Reoccurring/Unfinished Business & Projects:

- 1) **Water Quality Monitoring Program**
 - **Halfmoon Lake Current Year Water Results**
- 2) **Property Management, Monitoring, and Reports**
 - *Russ Wilder and Gene Young would like to coordinate hikes in early April to see what trails need to be cleaned up after the winter and assess what is needed to be worked on over the summer.*
- 3) **Budget**
- 4) **Future conservation opportunities**
 - *The Gould Property, The Minelt Property and The Clough Town Forest*
- 5) **C.C Master Plan Action Items**
 - *The master plan implementation committee is going to meeting on March 24th. Russ Wilder is going to present what the conservation commission as accomplished for their master plan action items.*

New Business:

Commissioner Reports:

Chairman Report

Vice Chair Report-

Member Reports-

- Russ Wilder spoke about Hurd Brook. The Town has a plan to cut timber on lot 15-49, which is located just about upstream LRCT's Cotton-Hurd Conservation Area. This was reported by a local resident. The recommended setback distance for logging is at least 100 feet. Gene Young suggested sending a letter to the Selectman to advise them about protecting the conserved land.
- Russ Wilder spoke about The Saving Special Places Conference. Members who attend will be reimbursed for their tickets.

Notice of Intent to Cut Timber:

Correspondence:

Date and time of next meeting:

March 27th, 2025 @6pm

Adjournment:

Meeting adjourned at 7:32pm

Approved 4-10-25
Gene Young

