

**ALTON CONSERVATION COMMISSION  
NOTICE OF MEETING  
ALTON TOWN HALL  
March 14<sup>th</sup> 2024 6 PM  
Minutes**

*Approved  
3/28/24  
Earl Bagley*

**Members:**

Gene Young, Chairman

Russ Wilder

Brock Mitchell, Selectman's Rep

Dana Rhodes, Vice Chairman

Tom Diveny

Earl Bagley

David Mank

**Others Present:**

*Tara Lamper*

*Katherine Bowden, Secretary*

**Members Absent:**

*Brock Mitchell, Selectman's Rep*

**Call Meeting to Order:**

*Called to order at 6:00pm*

**Public Announcements:**

*None*

**Approval of Agenda:**

- Wetland PBN application – Patti Collins & Brian Norris, Leased Land across from 68 Sprig St. and Standard Wetlands application - Barabara Magnuson, 33 Indian Shore Road added. *On a motion by Russ Wilder, Seconded by Tom Diveny, the agenda was approved by voice vote of 6 yea, 0 nay.*

**Presentations/Consultations:**

*None*

**Approval of Minutes:**

- **02/08/2024 meeting minutes**
  - On a motion by Dana Rhodes, Seconded by David Mank, the minutes of 02/08/24 were approved by voice vote of 6 yea, 0 nay.

**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) Z24-14, Prospect Mountain Survey, Paul Zuzgo, LLS, Agent for Terrance & Rhonda Armstrong, Owners, 422 Dudley Road, M4 L171 - A Variance is requested from Article 400 Section 452.B to permit road frontage less than 200' for a new lot of record.
  - *Gene Young commented "There appears to be multiple setback violations.*

*have they been addressed?” – Signed by Gene Young 2/28/24*

- 2) **Z24-15, Steven Boccelli, Agent for New State Realty Management, Owners, 404 Main St (Rear) M34 L39** - A Special Exception is requested from Article 400 Section D.1 Amusement Use: Indoor, to permit indoor arcade.
  - *No comments or concerns, signed by Gene Young 2/28/24*
  
- 3) **Z24-16, Varney Engineering, LLC, Agent for Thomas & Katharine Golembeski Rev Living Trust, Owners – 248 Sleeper Island, M74 L40** - A Variance is requested from Article 327 Section A.3 Setback Requirements, to permit expansion of existing cottage within the setback.
  - *Gene Young commented “To grant the variance for Z24-17 is to condone the violation of the Shoreland Protection Act.” Signed by Gene Young 2/28/24*
  
- 4) **Z24-17, Varney Engineering, LLC, Agent for Thomas & Katharine Golembeski Rev Living Trust, Owners – 248 Sleeper Island, M74 L40** - A Variance is requested from Article 320 Section H.1 Nonconforming Structures, to permit expansion of existing cottage, which will make a non-conforming structure more non-conforming.
  - *Gene Young commented “To grant the variance for Z24-17 is to condone the violation of the Shoreland Protection Act.” Signed by Gene Young 2/28/24*
  
- 5) **Z24-18, Jones & Beach Engineers, Inc., Brad Jones, Agent for Dennis Ryan, Owner, 111 Route 11D, M51 L8** - A Special Exception is requested from Article 300 Section 320.F to permit the replacement of an existing manufactured home for nonconforming use that is voluntarily replaced.
  - *No comments or concerns. Signed by Gene Young 2/28/24*
  
- 6) **Z24-19, Jones & Beach Engineers, Inc., Brad Jones, Agent for Dennis Ryan, Owner, 111 Route 11D, M51 L8** - A Special Exception is requested from Article 300 Section 320.J to permit the replacement of an existing, nonconforming manufactured home.
  - *No comments or concerns. Signed by Gene Young 2/28/24*
  
- 7) **Z24-20, Jones & Beach Engineers, Inc., Brad Jones, Agent for Dennis Ryan, Owner, 111 Route 11D, M51 L8** - A Variance is requested from Article 300 Section 320.J.3 & 4 to allow the replacement and expansion of a manufactured home within the 25’ of front setback.
  - *No comments or concerns. Signed by Gene Young 2/28/24*
  
- 8) **Z24-21, Jones & Beach Engineers, Inc., Brad Jones, Agent for Dennis Ryan, Owner, 111 Route 11D, M51 L8** - A Variance is requested from Article 300 Section 350.A to allow the replacement of a manufactured home 13’ in width, outside of a manufactured home park, where 14’ is required.
  - *No comments or concerns. Signed by Gene Young 2/28/24*

9) **Z24-22, Jones & Beach Engineers, Inc., Brad Jones, Agent for BMH Black Point, LLC, Owner, 201 Black Point Rd, M44 L24** - An Equitable Waiver is requested from Article 300 Section 327.A.2 to permit a garage within the setbacks.

- *After reviewing the application, the Commission had no comments or concerns. Signed by Gene Young 3/14/24*

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

1) **Wetlands PBN - Maureen Wasserman Trust, Gary A. Wasserman Trustee, 14 Peters Path, M63 L19** - Reconstruction in place and in kind of an existing shoreline wall on 52' of frontage on Lake Winnepesaukee. There will be no change to height, length, location, or configuration of the wall. Construction shall take place from the lake via barge. The total impact area is 310 SF, of which 58 SF is permanent and 252 SF is temporary.

- *Signed by Dana Rhodes, 2/21/2024.*

#### **Expedited Minimum Impact Wetlands Applications:**

1) **EXP Wetlands Permit Application - Marvin Family 2012 Trust, 68 Little Barndoor Island, M81 L17-3** - This project involves modifying an existing boathouse by rebuilding the attached shed four feet further away from the reference line. There will be no increase in permanent impact area and will have 220SF of temporary impacts. The lot is single-family in use and has 529' of shoreline frontage with 672' along the shore and 386' pin to pin.

- *Signed by Dana Rhodes, 2/21/2024.*
- *Russ wilder made the comment, "The erosion control should surround the project and not be open to the lake."*

#### **Minimum Impact Applications:**

1) **Minimum Impact Wetlands Application- Flying B New Hampshire, LLC, 116 Hopewell Road, M21 L5-3** - This after-the-fact permit is being submitted to account for 1208 SF of temporary impact via beach replenishment on the subject parcel.

- *After a brief discussion the Commission had no comments or concerns.*

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

1) **Standard Wetlands Application – David Alexander, 616 Rattlesnake Island, M79 L13** – Repair an existing boathouse but widen the interior boatslip to accommodate a more modern wider beam watercraft. Reduce an exterior dock on the southern side of the existing boathouse and lengthen the northern dock by 2' to bring the piers equal in length for ease of boathouse maintenance. Repair the existing exterior docks and replace any fallen or dislodged material alongside the exterior of the docks. The project meets Env-Wt.311.07 Demonstration of avoidance & minimization by reducing existing permanent impacts within the lake. The project meets Env-Wt. 307.13 (a) Property Line Setbacks and Env-Wt. 513.24 (b). Boatslips remain at three.

- *After a brief discussion the Commission had no comments or concerns.*

2) **Standard Wetlands Application – Benjamin Solky, 268 Woodlands Road, M57 L4** -Total impact of 418 s.f. Construction of a seasonal dock/water access – 6' width by 40' length – for the purpose of swimmers safely entering water deep enough to cover dangerous rocks. Construction of a small (approx. 70 s.f) pervious observation patio to observe clients' children while in the lake. This

patio will use stone walls from stone on site and will be connected to the dock and existing stairway. All of which will have the approx. elevation of 506.40'. These will be connected by an anchoring block which will cover the last three existing steps lakeside – this will bring all three structures to the elevation. All construction work will be done by barge with the exception of planting the slope immediately behind said patio and the resurfacing of the stairwell's treads. All surface materials and plantings TBD. A concurrent shoreland permit application will handle the enlargement of the upper existing patio. No construction work shall take place in areas above 25% slope.

- *After a brief discussion the Commission had no comments or concerns.*

### **Shoreland Permit by Notification (SPBN):**

#### **Shoreland Permit Applications:**

- 1) **Shoreland Permit Application – Benjamin Solky, 268 Woodlands Road, M57 L4** - Total impact of 2,266 s.f. Enlargement and resurfacing of existing Patio. Rebuilding existing Patio walls to seat walls. Construction of a sunken Fireplace area with seating walls and Outdoor Kitchen. Resurfacing of existing steps to lake. Addition of an Outdoor Shower. Replanting of adjacent hillside where necessary with native plant selections. Hardscape & Softscape materials TBD.  
- *After a brief discussion the Commission had no comments or concerns.*
- 2) **Shoreland Permit Application – Averill Babson, 55 Cove Point Road, M21 L13** – Add A garage to the property. A septic tank and pump chamber are to be installed for a toilet in the garage. Drip edge to be installed under the garage eaves.  
- *After a brief discussion the Commission had no comments or concerns.*
- 3) **Shoreland Permit Application – Forti Family Rev. Trust of 2007, 104 Levitt Road, M67 L6** – Build a garage 32' x 28'. The garage will have a toilet to connect to the existing state approved septic system. No living space to be allowed in the garage.  
- *After a brief discussion the Commission had no comments or concerns.*
- 4) **Shoreland Permit Application – After-The -Fact – The Cronin Family Trust 2011, Shelia C. Cronin Trustee, 390 Mount Major Highway, M49 L28** – Restore a shoreland violation (letter of Deficiency LRM-23-032). Current impervious areas of 53.8% will be reduced to 36.2% or less as previously approved on NHDES Shoreland Permit #2011-02014. Proposed lot size coverage per plan dated 2/12/24 is 35.3%. Areas of pavement are to be replaced with porous grid system. A catch basin will be installed. A stone infiltration trench will be installed. Disturbed areas will be revegetated.

- *After a brief discussion the Commission had no comments or concerns.*

### **Notification of Routine Roadway Maintenance Activities:**

#### **Reoccurring/Unfinished Business & Projects:**

- 1) Lake Lay Monitoring Program
- 2) Property Monitoring and Reports
- 3) Green Oak Realty
- 5) Gilman pond Management Plan

**6) Budget**

**8) Future conservation opportunities**

**New Business:**

**1) C.C Master Plan Action Items**

- *Moved to 3/28/24 agenda*

**2) Meinelt 375-acre parcel purchase**

- *Gene Young spoke about the conservation easement on the Meinelt Property, a 375-acre parcel. The SPNHF is looking to the Conservation Commission for a donation and a letter of support from the Selectmen and the Alton Water Dept. The Conservation Commission will schedule a site walk on the property before discussing a donation.*

**Commissioner Reports:**

- *Russ Wilder presented the Master Plan to the Commission.*
- *Russ Wilder reported that the LRCT Lands Committee will be doing a site walk on Earl Bagley's Moonberry Farm on March 20. The family is thinking about placing a conservation easement on the property.*

**Chairman Report-**

**Vice Chair Report-**

**Member Reports-**

**Notice of Intent to Cut Timber:**

**Correspondence:**

- **BCM Environmental & Land Law, PLLC- Files Letter**
- **NHDES RFMI – Shoreland Permit, 219 Trask Side Road, M42 L26**
- **Forestry Statutory PBN – Map 8 Lot, 30, 35 & 37**
- **NHDES RFMI- Standard Dredge and Fill Wetlands, 984 rattlesnake Island, M75 L68**
- **NHDES Forestry PBN – M9 L9**
- **NHDES AoT Notice of Acceptance- Suncook Valley Rd Solar, M5 L72-7**
- **NHDES Culvert Repair-Replacement PBN- M69 L13**
- **NHDES Closed File: No Conclusive Evidence of Violation- across from 24 Loon Cove Rd, M50 L1**
- **Tree tags**

**Date and time of next meeting:**

- **March 28<sup>th</sup>, 2024 6PM**

**Adjournment:**

*Meeting adjourned at 7:40PM*

*Respectfully submitted,  
Katherine Bowden, Secretary*