

**Minutes of March 26, 2009 Meeting**

**Members Present:**

Earl Bagley (Chairman), Justine Gengras, David Lawrence, Gene Young (Vice-Chairman)  
Also present Brad Hunter of Bay Winds/Wentworth Cove.

**Members absent:**

Roger Burgess, Tom Hoopes, and the Selectmen's Representative

**Call Meeting to Order:**

Chairman Earl Bagley called the meeting to order at 7:25 p.m. at the Alton Town Hall.

**Approval of Agenda:**

E. Bagley suggested moving #4 of Other Business to the beginning of the Agenda.

**Motion made by D. Lawrence to accept the Agenda as amended, seconded by G. Young.  
The motion passed with all in favor.**

**Approval of Minutes of March 12, 2009:**

**Motion made by D. Lawrence to accept the Minutes as stated, seconded by J. Gengras. The motion passed with all in favor.**

**Presentations/Consultations:**

1. **Brad Hunter of Baywinds/Wentworth Cove** – Conservation Easement Deed. Brad has been working on the permitting for this sub-division since 2003 and it is getting close to completion. The piece of the puzzle is to put forward a wetlands mitigation plan as required by the NHDES Wetlands Bureau. He found a parcel of land for a conservation easement that is acceptable to NHDES and the Conservation Commission. It is near the Gilman Pond conservation land. B. Hunter provided the Commission with a draft conservation easement deed.

**Discussion:**

The proposed conservation easement parcel abuts the east side of the 36 acre conservation lot in the Norby Ridgewood subdivision and is about 300 ft. west of town-owned conservation parcel Map 15, Lot 53. This easement lot would add a link of protected land to the un-fragmented forested corridor between Gilman Pond and Hurd Brook.

The Commission noted that the draft deed is incomplete and requires corrections. The Conservation Easement Deed presented did not have an Exhibit A attached to it. In addition the language in the deed refers to two plats, but only one plat is recorded. The recorded plat does not show the conservation easement. The Deed and plat references need correction. The Conservation Commission cannot accept the deed as it is written. B. Hunter will consult with his attorney regarding corrections. The Commission will review the deed again after corrections are made.

**Planning Board/ZBA Agenda Items:**

1. **Catherine & Matthew Bell** – Dept. Head Review Request, Map 34, Lot 33, 75 Mount Major Highway, "Special Exception", Allow for the expansion of a non-conforming structure.

**Discussion:**

The Commission reviewed the Special Exception Request and finds the project makes the non-conforming structure more non-conforming. Also the Shoreland section of NHDES regards the Alton Bay Christian Conference Center as one large lot with many structures; therefore changes to any structure are a very complex permitting problem. The Commission has recently received a copy of the NHDES correspondence stating that at this time no approvals will be issued for Alton

Bay Christian Conference Center properties until the outstanding compliance issues with DES are resolved.

2. **Cynthia Balcius & Jill Royer** – Dept. Head Review Request, Map 3, Lot 4, Prospect Mountain Rd., Site Plan of an existing barn converted to a consulting business. **F.Y.I Commission signed on 3/23/09.**

**Discussion:**

The Commission reviewed the Site Plan Application and has no concerns.

**Standard Dredge and Fill Applications:**

**Permit By Notification:**

1. **Matthew & Glenett Gibb**- Map 80, Lot 18, Big Barndoor Island, Install a 4'x6' cement pad behind and above 504.32' and install a 6'x40' seasonal lift-out dock. Wetlands Impact: Pad 24 sq ft. dock: 240 sq ft. **F.Y.I. Commission signed on 3/23/09.**

**Minimum Impact Expedited Application:**

1. **Douglas Lamson Revocable Tr.** – Map 73, Lot 11, 70 Sleepers Island, Proposed installation of a boat lift within the south slip of an existing two-slip dock. (Env-Wt 303.04ac) located along the applicant's shoreline, and installation of two personal watercraft (PWC) lifts immediately adjacent to one another along the applicant's shoreline (Env. - Wt 3003.04ad) **F.Y.I. Commission signed on 3/23/09.**

**Shoreland Permit Application:**

**Commissioners Report:**

**Other Business:**

1. **2009 Budget & Postage Memo** – The Commission reviewed the postage memo. It appears that the Commission may not have sufficient funds for postage for all of 2009.
2. **NHDES** – Request for Annual Monitoring Report for Easements related to NHDES Wetlands Bureau Permit #2004-1292, 56.62 acre conservation easement, Map 5, Lot 72 David Hussey. The Commission will monitor this property later in 2009 and copy NHDES on the report.
3. **NHDOT Public Officials Meeting** – Review & Discuss the project which involve NH 28 improvements in Alton and Barnstead beginning at the Alton Traffic Circle.
4. **Town Forest** – Evaluation of Ice Storm.  
**In the Spring the Commission will inspect the Forest for any damaged and/or trees that threaten the walking trails.**
5. **Alton Law Offices** – Melissa Gulbrandsen, Re: Conservation Easement Deed that needs to be signed off on.

**Correspondence:**

**The Conservation Commission reviewed and took no action**

1. **Jeffrey Katuna** – Map 80, Lot 38, Barndoor Island, As a result of review the deficiencies described in the LOD have been corrected. DES will close its enforcement file at this time. **NHDES Letter of Compliance.**
2. **Thomas DiPace** – Map 38, Lot 41, 19 Litch Lane, Wetlands Bureau Complaint File # 2009-00631, DES has received a complaint of possible violations on this property. The complaint alleges that docks and Jet Ski lift has been installed without a permit or proper authorization from DES.
3. **The Simone Revocable Trust** – Michael P & Diane M Simone, Trustees. Map 32, Lot 36, 15 Baker Rd., Wetlands Bureau Complaint File #2008-02728 Based upon the administrative review, DES has determined that no further action is required, and will close this file.
4. **Cynthia C. Peckham** – Map 44, Lot 53, 134 Black Point Rd., NHDES File #2009-00109, NHDES has reviewed the Shoreland Permit and has determined that additional information is needed.
5. **Francis Dahle**- Map 15, Lots 49 % 52, NHDES File #2009-00404, Acknowledges receipt of your *Notification of Forest Management or Timber Harvest Activities Having Minimum Wetlands*

*Impact* Form. **NHDES Complete Forestry Notification. Notice is sufficient to start work provided:**

6. **Douglas B. Lamson**- Map 73, Lot 11, 70 Sleepers Island, File #2009-00264, **NHDES has reviewed the Shoreland Permit Application and has determined that additional information is needed.**
7. **Harold & Frances Mokler** – Map 33, Lot 49, Rte 28A, **Notice of Administrative Completeness, Standard Dredge & Fill App. NHDES acknowledges receipt of Conservation Commission Report.**
8. **Gary & Marianne Smith**- Map 51, Lot 33, 6 Lovern Lane, **NHDES Approval Date 3/13/096. Approval is Subject to the Project Specific Conditions.**
9. **James Rust** – Map 79, Lot 26, Rattlesnake Island, **Notice of Administrative Completeness, Standard Dredge & Fill App. NHDES acknowledges receipt of the report of the Conservation Commission.**
10. **Peter Rice 2004 Rev. Trust.**- Map 56, Lot 1, 60 Woodlands Rd., **NHDES Approval is subject to the project specific conditions.**
11. **Peter Rice 2004 Rev. Trust** – Map 56, Lot 2, Woodlands Rd., **NHDES Approval is subject to the project specific conditions.**
12. **Joseph & Karen Bresnahan** – Map 81, Lot 20, Big Barndoor Island, **NDES approval is subject to the project specific conditions.**
13. **Frank & Monica Caine** Map 56, Lot 39, **NHDES hereby acknowledges the Conservation Commission report.**
14. **John & Alice Whitney Tr.** – Map 60, Lot 7, **NHDES hereby acknowledges the Conservation Commission report.**

**Adjournment:**

**Motion made by G. Young to adjourn the meeting at 9:23p.m., seconded by J. Gengras. Motion passed with all in favor.**

Respectfully Submitted,

Cindy Calligandes  
Secretary to the Conservation Commission