

**Alton Conservation Commission
Minutes of April 13, 2006**

Approved by the Conservation 4-27-06

Members Present: Co-Chair, Justine Gengras; Co-Chair, Earl Bagley; David Lawrence, Thomas Hoopes (arrived at 9:30 pm), Alan Sherwood, Selectmen's Representative

Others Present: Representing C&D Development: Tracy Tarr, NHSC; Randy Walker, David Reynolds

Representing Drew Farm property: Dennis and Jackie Gough

Members absent: Roger Burgess, Eugene Young

Call Meeting to Order:

Co-Chairman E. Bagley called the meeting to order at 7:00 p.m.

Approval of Agenda:

Motion made by J. Gengras to amend the agenda to include under Commissioner Reports: Parkhurst Update. Seconded by E. Bagley. The motion passed with all in favor.

Public Input:

No public input.

Approval of Minutes:

Approval of minutes from March 23, 2006 meeting.

J. Gengras moved to accept the minutes as written. Second by D. Lawrence. The motion passed with all in favor.

Presentations/Consultations:

1. Tracy Tarr, NH Soil Consultants, representing C&D Development, re proposed Ridgewood Subdivision, Map 15, Lots 56-1 & 2.

Ms. Tarr provided an update on the subdivision design, noting that there was a huge decrease in wetlands impacts from the original subdivision concept. The total wetlands for the entire project, including the first 3 subdivided lots, now totals 7,630 sq. ft. which does not require mitigation. There are 9 impact areas, 8 of which are associated with the subdivision access road and 1 one associated with a driveway. One perennial stream crossing is proposed, which will use an open bottom box culvert for the crossing. She noted that the significant reductions in wetlands impacts resulted from changing access from a "loop road" to a single road ending at a cul de sac. The length of this road exceeds the town limit of 2500 ft and will require a Planning Board waiver. She said the Fire Chief had reviewed the plan and was willing to waive the road length if a cistern was installed.

Ms. Tarr also presented the Commission with a formal report, "Conservation Easement

Baseline Documentation Report.” This report was generated in response to the Commission’s request for more specific information about the nature, functions and values of the proposed easement area. The proposed Hurd Brook easement totals 36.9 acres and includes a large dry peninsula. The easement also incorporates upland buffers. She described the many unique values of the large wetlands. There is currently no public access to the easement area. Ms. Tarr discussed some options that might be available via abutting properties, but this type of access would have to be arranged by the Commission through abutting property owners. Ms. Tarr also pointed out only a short distance separates the proposed easement is separated from Town land and the large Gilman Pond conservation area. J. Gengras noted that 2 properties, total width about 600 ft, lie between town land and the easement area.

Ms. Tarr said the project wetland permit application with full-scale project plans was submitted to the Town Clerk earlier in the day. She said NH Soils Consultants would be willing to meet with the Commission to answer questions about the wetlands permit application. The Commission thanked Ms. Tarr for her thorough presentation.

2. Drew Farm on Halls Hill Road.

Jackie Gough, daughter of the late owners of the Drew Farm, requested information and guidance about placing a conservation easement on a 114 acre property. The Commission provided information about different types of conservation easement and the general process of creating a conservation easement. Commissioners suggested resources to consult for more detailed, specific information. D. Lawrence provided a copy of written information he had acquired as a handout at a recent Land Protection Workshop.

Standard Dredge and Fill Applications:

1. John & George Harris. Map 38, Lot 54. Replace existing 5’9” x 46’3” piling dock, no change in configuration and add 2 fender pilings on right side of dock. The Commission reviewed the application and found it met NH Wetlands Bureau rules. **Motion by J. Gengras, second by D. Lawrence to send a standard letter of no objection to NH Wetlands Bureau, noting that the plans accurately depict the project area. The motion passed by unanimous voice vote.**

2. Ed & Judy Morin. Map 54, Lot 35. Build a 15’ x 9’ perched beach. The Commission reviewed the application and noted that a prior application had recently been reject due to excessive slope along the waterfront. Discussion focused on whether the new beach location had excessive slope or if it extended into the waterfront, which is not permitted by NHWB rules.

Motion by J. Gengras to continue review to permit E. Bagley to do a site inspection. If E. Bagley determines the location meets NHWB rules, he can sign a letter of no objection to NH Wetlands Bureau. If the proposed location is still an issue, E. Bagley will report his findings at the next Commission meeting. Second by D. Lawrence. The motion passed with all in favor.

3. Messoro Family Interests Limited Partnership. Map 65, Lot 59 & 80. Construct new dock, length to cover a dry hydrant intake pipe and permit docking for a longer boat.

The Commission reviewed the application. The Commission found that the proposal appears to meet NHWB rules, and that the length of frontage is sufficient to permit an additional dock.

Motion by E. Bagley to send NH Wetlands Bureau a standard letter of no objection. Second by D. Lawrence. The motion carried with all in favor.

4. Anthony Rubicco, Map 59, Lot 23. Replace fallen rocks on shoreline (continued from previous meeting.)

The Commission inspected the property on Mar. 27, 2006. The commission found that the proposal appears to meet NHWB rules.

Motion by J. Gengras to send NH Wetlands Bureau a standard letter of no objection. Second by E. Bagley. The motion carried with all in favor.

5. Dianne Morrison, Map 80, Lot 39. Construct a 6 ft x 30 ft piling dock. (continued)

J. Gengras reported that she had researched Lot 39, abutting lots and NHDES online database, but not find a permit approval for the dock and breakwater on Lot 39. There is enough frontage on Lot 39 for a 2nd dock.

Motion by J. Gengras to send NH Wetlands Bureau a standard letter of no objection for the new dock, but adding a comment that the Commission could find no permit approval for the existing dock and breakwater on Lot 39. Second by E. Bagley. The motion passed with all in favor.

(Tom Hoopes arrived at 9:30 pm)

6. GSR Trust, Map 58, Lot 5-19. Construct a dock & breakwater on 102.45 ft of frontage. (continued from previous meeting).

Commissioners J. Gengras, E. Bagley and E. Young inspected the project location Mar. 27, 2006. J. Gengras reported that it appears unpermitted wetlands impacts has occurred on the lot, including culvert construction for a driveway, fill in margins of the large wetlands near the waterfront, fill in wetlands to create a gravel path to the waterfront and excavation of a drainage ditch to connect the large wetland to Lake Winnepesaukee. Trees and brush were cleared from part of the lakefront. A thick layer of chipped wood was spread in and around wetlands at a depth to "drown" living trees. The Commission also received complaints from an abutter regarding this activity. J. Gengras filed Wetlands and Shoreland Complaints with NHDES regarding these problems.

Motion by J. Gengras to send a letter to NH Wetlands Bureau a letter, commenting that the Commission had filed Complaints on the Lot and recommend that no dock or breakwater permit be issued until the Complaints were resolved.

Note: The following two applications were identical, but filed on different types of application forms. The Commission reviewed both sets of forms together.

Permit By Notification

1. Daniel Reynolds Map 54, Lot 15. Repair 2 piers under current dock that were damaged by ice this winter.

Minimum Impact Expedited

1. Daniel Reynolds Map 54, Lot 15. Repair 2 piers under current dock that were damaged by ice this winter.

The Commission reviewed both sets of applications and found the photos clearly demonstrated the need for dock repair.

Motion by J. Gengras to direct a Co-Chair to sign both sets of applications. 2nd by T. Hoopes. The motion passed with all in favor.

Commissioner Reports:

1. D. Lawrence: NTST Development Easement Review.

D. Lawrence reported that he had compared the deed language with the former NTST easement and found only a typo that required changing. He will continue reviewing Appendix A and hoped to be finished by the next Commission meeting.

2. D. Lawrence: Parkhurst Update.

D. Lawrence said the Parkhurst committee had met and that plans and data were presented. A. Sherwood suggested discussion be postponed until the full Commission and committee consulted with the Town Attorney. A date and time to consult with the Town Attorney was discussed.

3. D. Lawrence: Land Protection Workshop.

D. Lawrence reported that G. Young and he had attended an all-day workshop on Land Protection. More details will be provided to the Commission at a later date.

Other Business:

1. Gilman Pond entrance and trail.

J. Gengras reported that T. Hoopes had consulted with K. Roberts, Road Agent about the eroded entrance to Gilman Pond parking lot. The "gully" prevents access to the lot by conventional vehicles. K. Roberts said a culvert was needed. J. Gengras suggested that a letter be sent to the Selectman, requesting authorization of the repair, the Commission to pay for the culvert. D. Lawrence questioned whether filling the area with rocks and gravel would be sufficient to fix the problem. T. Hoopes said a culvert was really needed, because, over time, the silt and sand would clog the rocks, and then the erosion problem would occur again.

Motion by T. Hoopes to send letter to the Selectman, requesting authorization of the repair. Second by E. Bagley. The motion carried with all in favor.

2. Drew Hill Road Upgrade

T. Hoopes explained land had been sold on Drew Hill Road (formerly Marsh Hill Road), and the Selectmen had given Van Hertel permission to upgrade the road and improve drainage. T. Hoopes said he was concerned that any changes in road drainage near Town conservation land, Eley Lot, might adversely impact colonies of small whorled pogonia near the edge of the road. He suggested that Commissioners walk the location with him to note potential problem areas.

3. Set Date for CC to consult with Parkhurst Committee and Town Attorney.

Tentative date and time was set.

4. Election of Officers.

T. Hoopes nominated E. Bagley and J. Gengras as Co-Chairman. There were no other nominations.

Vote was unanimous for E. Bagley and J. Gengras to serve as Co-Chairmen.

T. Hoopes nominated R. Burgess as Treasurer. There were no other nominations.

Vote was unanimous for R. Burgess to serve as Treasurer.

5. Household Hazardous Waste (HHW)

A. Sherwood reported that Sarah Silk, Household Hazardous Waste Director, requested the Alton Conservation Commission provide volunteers for HHW Day, months of August, September and October. D. Lawrence volunteered to do August. T. Hoopes volunteered to do Sept. and Oct.

Correspondence:

The following items were reviewed; no action was taken.

1. FYI. Town Forest - repayment
2. Brian Fortier, Map 17, Lot 29 - project application denial
3. Russell Smith Map 18 Lot 36 - application approval
4. Benjamin & Marilyn Currier Map 50, Lot 6, application approval
5. Dennis Kivley Map 76, Lot 64 - application approval
6. Donald D'Auteuil Map 21, Lot 29-2 - application approval

Adjournment:

Motion made by T. Hoopes, second by E. Bagley to adjourn at 11:00 pm. The motion carried by unanimous voice vote.

Respectfully submitted,

Justine Gengras
Secretary pro tem