

ALTON CONSERVATION COMMISSION MINUTES OF MEETING

ALTON TOWN HALL

April 22, 2021 at 6:00 P.M.

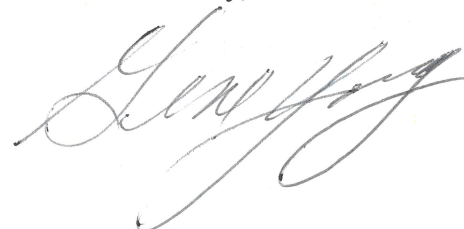
*approved as
amended on
6/10/21 - see
minutes of 6/10/21
for amendments*

Members Present:

Gene Young, Chairman
Earl Bagley, Vc Chair via Zoom
Virgil Macdonald, Selectmen's Rep

Russ Wilder via Zoom
Bob Doyle
Melinda Ferreira, Secretary

Dana Rhodes
Tom Diveny, Alternate



Members Absent:

Quinn Golden

Call Meeting to Order: Gene Young, Chairman, called the meeting to order at 6:01pm.

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:

V.Macdonald moved to accept the Agenda and was seconded by B.Doyle. Roll Call: G.Young, Chair-aye; R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; V.Macdonald-aye; T.Diveny-aye. Motion passed, 7-0-0

Approval of Minutes:

March 11, 2021- D.Rhodes moved to accept the Minutes and was seconded by B.Doyle. T.Diveny abstained as he was not a voting member at that meeting and V.Macdonald abstained as he was not present at the March Meeting. Roll Call: G.Young, Chair-aye; R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; V.Macdonald-abstain; T.Diveny-abstain. Motion passed, 5-0-2

Presentations/Consultations: None.

Planning Board/ZBA Agenda Items:

1) George Freese, III Rev Trust- East Side Dr, M35 L22

Jessie & Jeffrey Goebel- East Side Dr, M35 L19 & 18

Constance Matheson & Dorothy Binswanger- East Side Dr, M35 L22A

3 Zoning Department Head Reviews for Variances on all the same case. Lots are already nonconforming. The property owners have to come through ZBA first because the lots and structures will still be non-conforming after the fact. Afterwards, this will go through Planning as a Boundary

Line Adjustment. Discussion ensued over the septic vents appearing to be under the driveway and whether the Town should have a ROW agreement. *D.Rhodes made the motion to have G.Young sign the Dept Head Review with the comment that the septic vents appear to be on adjacent property, and question if the neighbor approves, as well as if they should have a ROW agreement? T.Diveny seconded the motion. Roll Call: G.Young, Chair-aye; R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; V.Macdonald-aye; T.Diveny-aye. Motion passed, 7-0-0*

Standard Wetlands Dredge and Fill Applications:

- 1) **Bruce Brown- 22 Notla Ln, M37 L40-** Dredge 5 yards of material from 130sqft within the center slip and approval of seasonal boatlift, after the fact. E.Bagley explained the backstory on the wall that failed and discussion ensued over the boatlift without a permit. *The Commission found no concerns.*
- 2) **Susan Sullivan- 138 Rattlesnake Island, M75 L30-** Construct "Water Access Structure" (deck) adjacent to existing dockage set at grade with no regrading or re-contouring required. Install seasonal set of water access stairs. Install 2 seasonal boatlifts and PWC lifts. Repair existing permanent dockage 'in kind'. This project will be accessed from the water side and completed by hand so there are no temporary impacts. A concurrent Shoreland Application is being filed along with this application. *Brief discussion ensued and the Commission found no objections.*
- 3) **Robert & Janet Broughton- 20 Sand Peep Ln, M41 L31-** Install 20'x20' parking area in poorly drained wetland. A concurrent Shoreland Application is being filed along with this application for a demo/rebuild of new house, septic, etc. R.Wilder informed the Commission it was all filled land in that area. *The Commission objects to the filling of wetland for a parking area across the street when there will be a garage with parking area already by the house on the opposite side of the private road that goes through this property. This comment will be sent to DES.*
- 4) **Trout Unlimited- Hidden Springs Rd (Upstream Boundary), Hurd Brook, M15 L28 & 49 & M18 L15, 17 & 19-** Habitat Improvement Project to strategically add wood & fallen trees to restore a more natural amount of instream large wood to benefit the local brook trout population as well as other native aquatic life. The majority of the proposed 1.7-mile project reach of Hurd Brook, spanning from Rt 28 to the confluence with Lake Winnepesaukee, is comprised of wooded stream channel. The avg bankfull width is approx. 15' with avg slope of 1%. The presence of naturally occurring pieces of large wood along this reach is sparse and falls below the suggested benchmark of approx. 210 pieces per linear mile of stream. On avg, trees that are 6-20" diam. will be added approx. every 100' and sites selected based on characteristics & morphology, where it will yield the greatest benefit. No trees that have rootwads forming/securing the bank will be cut, and no root balls/root systems will be removed. G.Young explained the Commission has been working with the BCCD for over a year on this project. Short discussion ensued. *R.Wilder suggested for the record it be stated that the Commission enthusiastically approves of the project.*

Wetland Permit by Notification (PBN):

- 1) **Timothy & Theresa Jordan Family Trust- 257 Mt Major Hwy, M38 L16-** Repair existing dock and add boat lift and canopy in the center slip. *The Commission had no comments on this project.*

Minimum Impact Expedited Applications: None.

Shoreland Permit Applications:

- 1) **Susan Sullivan- 138 Rattlesnake Island, M75 L30-** Construct walkway and deck between the docks and house, construct access stairs from existing barge landing to house, construct retaining wall along &

under the walkway to retain banking, construct shed, and clean-up an area previously filled with stumps and debris. A concurrent Wetland Application is being filed along with this application. Discussion ensued over the reconfiguration of the deck up by the house going around the tree rather than removing the tree. *R. Wilder questioned the regrading and the Commission agreed to send comment to DES on the need for proper erosion/siltation control being employed in the 890sqft area.*

- 2) **Robert & Janet Broughton- 20 Sand Peep Ln, M41 L31-** Demo existing house and replace with conforming structure while retaining existing porch and deck location, relocate Sand Peep Ln (a private road), install new septic, trench drain and parking area. A concurrent Wetland Application is being filed along with this application for a 20x20 parking area within a wetland. Discussion ensued on whether Planning would approve of the moving of a private road. *The Commission reiterated that their comment to DES is their disagreement to the filling of a wetland for an added parking area, when there is already a garage and parking for the new home across the street.*
- 3) **John & Marie Calabro- Hopewell Rd, M21 L5-7-** Construct new house with patio, raised decks, driveway, well, septic, cabana w/attached patio, connecting pathways, stairs and landing. The Commission had no objections as there is no wetland there, but R.Wilder was concerned about disruption to the onsite eagle nest. Discussion ensued. *The Commission agreed to send comment to DES as well as a letter to the Audubon Society encouraging them and the Fish & Wildlife Service to really look closely and critically at the project as there are only a few nesting spots on the lake that are as old as this one.*
- 4) **Janette Alimi & Brian Keenan- Hopewell Rd, M21 L5-6-** Construct new house with decks, patio, driveway, hot tub, pool, sun deck, well, & connecting pathways and stairs. *The Commission had no objections as there are no wetlands on the property.*
- 5) **Amendment- Mark Blanchard- 104 Railroad Ave, M65 L42 & 82-** Amend Shoreland Approval#2020-02500 to increase house area with proposed deck, but decrease accessory structure impervious areas; thereby not changing the overall post-construction impervious area per submitted plan. Approved 4/15/21. *The Commission reviewed the project with no objections or comment.*
- 6) **Stonewood Realty Trust- Levitt Rd, M67 L8-** Remove old cottage and construct new house with well, septic, patio, walkways, parking area & relocate portion of driveway. Discussion ensued over the project and nearby loon nest. *The Commission commented that the loamed and seeded areas should only be fertilized with no phosphate fertilizer.*

Shoreland Permit by Notification (PBN): None.

Notification of Routine Roadway Maintenance Activities: None.

Reoccurring/Unfinished Business & Projects:

- 1) **Green Oak Realty-** Nothing new to report.
- 2) **Monitoring-** Nothing new to report.
- 3) **Canoe & Kayak Access to Merrymeeting River-** D.Rhodes informed the Commission that he has looked into the grant writing process to hopefully help come up with an LCHIP 50% matching grant to cover some of the cost of any upcoming land acquisitions. A professional environmental assessment would need to be done in addition to an assessment of value, which needs to be submitted with your LCHIP grant application. D.Rhodes also stated an Intent to apply for a grant must be submitted to LCHIP by June 1st.

D.Rhodes added that someone from the Commission would need to take a grant writing class, which he has already signed up for and is willing to learn about himself or as a group. D.Rhodes spoke with the Realtor, Derek Walston, of the riverfront land for sale for \$277k on Rte 11, and he is aware of the Commission's

desire to obtain a grant. Discussion ensued over whether it was worth hiring someone to write the grant or having access to groups who have experienced grant writers to help guide. The Commission reiterated the Merrymeeting River land would be a great addition to the Conservation land along that river. Discussion ensued. R. Wilder added that LRCT may be able to help, but thought of Nancy Randall of Blue Moon Environmental in Gilmanton maybe being a good resource for advice. Discussion ensued. G.Young added that Executive Secretary of LCHIP, Paula, has been very helpful as well. D.Rhodes and G.Young spoke about maybe the Town Attorney drafting up sales agreement with some sort of down payment to put a hold on the property and will have to get back to the Realtor with the Commission's thoughts. *D.Rhodes made the motion for Dana to continue researching and pursuing the property on Route 11 just past the traffic circle.*

B.Doyle seconded the motion. Roll Call: R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; V.Macdonald-aye; T.Diveny-aye; G.Young, Chair-aye. Motion passed, 7-0-0 4) Gaia GPS

Professional Account- Nothing new to report.

- 5) **Gilman Pond Field Mowing-** Rodney Sanborn (2016); Benjamin Thompson 534-4494 (2018)- M. Ferreira informed the Commission that Ben Thompson stated his acquaintance, Jesse, may be able to do it and would call us back with a price; Andrew Morse 817-8191 stated he was too busy this year and is not available; Burt Morse 455-2605- was left a voice mail message and she is waiting to hear back; Dave Avery 569-9162- was also left a voice mail message.
- 6) **Monitoring Records Database setup on Town servers-** The Commission agreed we should just keep using Dropbox & Gaia GPS for the monitoring records so as not to further duplicate efforts, as it seems to be working out well.
- 7) **Shape Files for Timbers, PMHS & Hussy Properties-** Nothing new to report.

Commissioner Reports:

- 1) **Tree Damage at Frohock Brook/beaver pond-** D.Rhodes provided photos of tree damage and informed the Commission that there was a game camera which caught some kids destroying property. D.Rhodes and G.Young spoke with an officer of the Alton Police who were called and stated they will be using this as an educational lesson for the young children and the parents. The Student Resource Officer (SRO) of the local school was also contacted to help identify the kids, but have not heard back since. This is on private property except for one tree right on the Town land property line. Brief discussion ensued.

New Business & Projects:

- 1) **Re-organization of Commission- Elect new officers-** E.Bagley would like to step down as Vice Chair, and a brief discussion ensued. *V.Macdonald made the motion to re-elect G.Young as Chairman. D.Rhodes seconded the motion. Roll Call: R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; V.Macdonald-aye; T.Diveny-aye; G.Young, Chair-aye. Motion passed, 7-0-0*
Discussion then ensued over electing a new Vice Chairman. *V.Macdonald made the motion to elect Q.Golden as Vice-Chairman. D.Rhodes seconded the motion. Roll Call: E.Bagley-aye ; V.Macdonald-aye; R.Wilder-aye; D.Rhodes-aye; T.Diveny-aye; B.Doyle-aye; G.Young, Chair-aye. Motion passed, 7-0-0*
- 2) **BCCD Letter to Support and Gilman Management Discussion-** G.Young explained the support letter to the Belknap County Conservation District; whereas a while back they asked if we wanted to participate in allowing them to apply for a grant to help the Commission develop management plans for Town owned land. G.Young explained there had been a small amount of budgeted money to do just this, adding it would take \$5-6k to do the 360acres we have up there. Part of the proposal was to do trout stream modifications, which the Commission was all for; and this support letter was part of the

packet needed to send to the granting institution. G.Young added though that prior to applying for grants, the Commission is supposed to get the approval of the BOS, so he will be going to their next meeting to do so. Then if the grant is successful, the Commission again needs BOS approval to accept the grant money as well. Discussion ensued over perhaps having some money set aside each year.

- 3) **Town Admin Memo RE: Future of Stockbridge Town Forest-** G.Young informed the Commission that back when the two Tree Grower's Stockbridge Corner lots were taken by the Town, there should have been a Deed Conservation Easement created or other document to support the permanent conservation, but this step was missed by the Town administration. We would like something for the files to indicate when the Commission took possession of the property. He has asked Town Administrator Dionne to see if the BOS might act on a motion to place these two parcels under the control and management of the Conservation Commission. This is now being worked on. G.Young explained the backstory of the property and how it came to be Town owned. Per the existing deed restrictions, the property can't be subdivided and P.Farrell owns the timber rights, but P.Farrell had mentioned that at a minimum, he would give the Town the right of first refusal on those timber rights. The Town also owns a 50' easement along Coffin Brook. Discussion ensued. G.Young explained the first step, per Town Attorney Sessler, was for a detailed management plan to be created. *G.Young will draft up a Management Plan for the Commission's review.*
- 4) **Press Release: Volunteer Request-** G.Young informed the Commission three responses have been received to help with Gilman Pond. Boy Scout Troop 253 also indicated they would like to help, so we're hoping they can help with the Mike Burke Town Forest. They will be back in touch. Contact info was given to the Commissioners on all the volunteers thus far and is also available on Dropbox. Brief discussion ensued. *G.Young mentioned a Conservation member should meet the volunteers out on the trail before their first volunteer session.*
- 5) **Discussion on Updating Natural Resource Inventory-** G.Young explained the Master Plan is under revision and would like to update the 2002 Natural Resource Inventory to include it in the updated Master Plan within this calendar year. G.Young informed the Commission there was about \$3k in the budget to create a management plan on the Gilman property, but thought it could be repurposed to find an environmental consultant to do this instead. He would like to make reference to the Merrymeeting River issues, etc. Discussion ensued. *R.Wilder made the motion to pursue the inclusion of an updated Natural Resource Inventory in concert with the Master Plan revisions. V.Macdonald seconded the motion. Roll Call: E.Bagley-aye ; V.Macdonald-aye; R.Wilder-aye; D.Rhodes-aye; T.Diveny-aye; B.Doyle-aye; G.Young, Chair-aye. Motion passed, 7-0-0*

Notice of Intent to Cut Timber: None.

Correspondence:

- 1) **Bank Statements for Con/Com**
- 2) **DES Wetlands Permit- Bruce/Kristen Gurall, 102 Piper Point Rd, M21A L19-** Approved-3/15/21
- 3) **DES Insufficient/Untimely Response- Amra Popovac, 8 Marlene Dr, M71 L8.** Expired Dredge & Fill Wetlands Permit App.
- 4) **DES RFMI- Standard Wetlands- Gvazdauskas, 90 Smith Point Rd, M64 L3.** Additional information requested by DES, and was submitted 4/20/15. (Perched Beach ConCom had concerns about is now Removed from Plans)
- 5) **DES RFMI-Standard Wetlands- Mullen, 995 Suncook Valley Rd, M22 L11.** Additional information submitted by the applicant's representative, Changing Seasons Engineering to DES on March 25, 2021.
- 6) **BCM Environmental Land Law- Reimers-GreenOak Bill for signature.**

- 7) **DES Amended Shoreland Permit- Long, 156-160 Smith Point Rd, M64 L17 & 25.** Amended 3/31/21.
- 8) **DES Wetlands Permit- Mullen, 995 Suncook Valley Rd, M22 L11-** Approved 4/8/21.
- 9) **DES Shoreland Permit- Kenney, 200 Woodlands Rd, M56 L38-** Approved 4/13/21.
- 10) **DES Amended Shoreland Permit-MEB Trust, 104 Railroad Ave, M65 L42&82.** Amended 4/15/21.
- 11) **DES Shoreland Permit- Sullivan, 138 Rattlesnake Island, M75 L30-** Approved 4/15/21.

Adjournment: *B.Doyle moved to adjourn at 7:39pm and was seconded by V.Macdonald. Roll Call: G.Young, Chair-aye; R.Wilder-aye; B.Doyle-aye; D.Rhodes-aye; E.Bagley-aye; V.Macdonald-aye; T.Diveny-aye. Motion passed, 7-0-0*

Respectfully Submitted,

Melinda N Ferreira
Building Department/Conservation Secretary

Corrections and additions for minutes of April 22, 2021.

Add to **Call Meeting to order:** Chairman young appointed Tom Diveny, alternate, to take Mr. Golden's seat as a full voting member of the Commission for this meeting.

Add to **Announcements:** Chairman Young read the following announcement into the record:

