

**Alton Conservation Commission Approved by the Conservation Commission 5/10/07  
Minutes of April 26, 2007**

Members Present: Justine Gengras, Roger Burgess, David Lawrence, Gene Young, Tom Hoopes, and Earl Bagley

Members Absent: Steve McMahon as Selectman's Representative

Others Present: Cindy Balcius – NHSC, Brad Jones, Donald & Sandra White, and Daniel Roy

**Call Meeting to Order:**

Co-Chairman J. Gengras called the meeting to order at 7:00 p.m.

**Approval of Agenda:**

**Motion made by D. Lawrence and seconded by G. Young to amend the agenda and include under Standard Dredge and Fill – Diane Morrison Map 80 Lot 39, Benjamin Finnegan Map 6 Lot 37, to include under Notification of Routine Roadway & Railway Maintenance Activities – Town of Alton – Water Road R.O.W, Town of Alton – Chestnut Cove Road Culvert Replacement, to include under Commissioner Reports – D. Lawrence on Gilman Pond Beaver Dam and Drew Hill Road, J. Gengras – Conservation Land. The motion passed with all in favor.**

**Public Input:**

**Chestnut Cove Estates on Chestnut Cove Road**

D. Roy – I have a concern with the Chestnut Cove Road subdivision. I live two houses downstream from the subdivision. This last rain event I had a large amount of silt wash down into my pond and the water took out my dam, which was registered with the state and washed out my driveway also. The adjacent streams and the other nearby streams are running clean.

J. Gengras – We are aware of the issues with the subdivision. These are drainage and erosion control issues. Pictures have been taken and our secretary has been out there to check erosion control with the Code Officer. I heard there were changes made in the subdivision and drainage and erosion control. Has an amended plan been submitted to the Planning Board and amended Site Specific to the State? Erosion control is not a big issue on this property it is a big nightmare.

C. Balcius (Responds as a Planning Board Member) – I am aware of the issues on site and the state is involved and the applicant is under an administrative order for erosion control. The Planning board is monitoring the subdivision and is holding a bond. My suggestion is for the abutters to write a letter to the Chairman of the Planning Board to help clean up the sediment.

D. Roy – There has been new engineering throughout the project and it has changed the volume of water and the flow isn't the same as before. The two streams on either side of me use to overflow and now they don't.

C. Balcius – The engineering has not changed and the property was looked at a few weeks ago.

E. Bagley – This situation has been going on for 2 years.

C. Balcius – here has not been a Planner for quite some time and the board was not aware of

any problems on the property.

E. Bagley – Why was the project opened all at once?

C. Balcius – The state asked them to close some up.

E. Bagley – Was the drainage and containment redesigned?

C. Balcius – CMA is/was involved to get the site stabilized.

T. Hoopes – The stream was not shown on the plans. There was too much open and not properly stabilized.

R. Burgess –it is just bad luck and the storms we have had lately are unusual.

C. Balcius – Come to the next Planning Board meeting with photos.

J. Gengras – The Conservation Commission will continue to monitor.

D. White – The stream was over the road and my backyard is overflowing.

E. Bagley – I don't think they adequately retained the run-off.

C. Balcius – Come to the next Planning Board meeting with a letter to the Chairman and photos and you will have a chance to speak during the public input session of the meeting.

#### **Approval of Minutes:**

Approval of minutes from March 8, 2007 meeting.

**Motion made by D. Lawrence to accept the minutes as written second by G. Young. The motion passed with all in favor.**

#### **Presentations/Consultations:**

T. Hoopes stepped down

Bradford Jones Subdivision Map 11 Lot 13-4 & 13A

B. Jones – The plans are for a 17-Lot subdivision. Most of the lots are a little over an acre and there are three lots where one is 20-acres, one is 32-acres, and one is 6-acres.

C. Balcius – The wetlands application that was sent to the state is for 2,475 sq. ft. of impact. We chose to keep the old road there as a guide for the new road.

J. Gengras – Are there any vernal pools?

C. Balcius – There are none. The 2,151 sq. ft. of wetland is in the center of the existing drive and it was man created.

J. Gengras – How are you handling hydrology and run-off?

B. Jones – The high point is at the entrance and there is going to be a catch basin that goes into a swale on lot #1 and there is a detention pond at the end of the cul-de-sac.

J. Gengras – Is the remaining property going to be subdivided?

B. Jones – It is not my intention to further subdivide, I would like to keep it for my children.

J. Gengras – I didn't have any issues with the property and the drainage study seemed very complete.

E. Bagley – Do people live in the existing house?

B. Jones – Yes, they have been there for 20 years.

**Motion made by G. Young to send a standard letter of no objection to NH DES, seconded by R. Burgess. Motion passed with all in favor.**

Benjamin Finnegan Subdivision Map 6 Lot 37

C. Balcius – Benjamin Finnegan – This is a major impact because of the linear ft to the stream. The impact is 9,031 sq. ft. The culverts were overtopped during the last rain event. We will be doing stream mitigation, which we will be re-creating 2 stream channels and putting in box culverts for access crossings.

J. Gengras – Have the impacts changed at all?

C. Balcius – Yes

J. Gengras – Is there an overview of the subdivision?

C. Balcius – Yes

J. Gengras – Given we just received this I would like to see the site and defer this until the next meeting.

C. Balcius – The area needs improvements.

J. Gengras – I am not aware of any blowouts before they did timbering over there.

C. Balcius – The Conservation Commission should talk to the Road Agent to see if he will prioritize the culvert(s) on Valley Road.

J. Gengras – What are the shapes of the new culverts?

C. Balcius – Round

**Motion made by J. Gengras to defer the application until a site walk can take place, seconded by E. Bagley. Motion passed with all in favor. Site walk scheduled for Thursday, May 10, 2007 at 5pm.**

**Planning Board Agenda Item:**

None at this time

**Standard Dredge and Fill Applications:**

1. John Michniewicz Map 66 Lot 10 – Construct a 44 linear ft. breakwater with a 4'x44' cantilevered dock with a 6'x40' piling dock with a 6'x12' connecting walkway.

The Commission reviewed the application and feels that the project meets NH Wetlands Bureau rules and a standard letter be sent to NHDES

**Motion made by R. Burgess to send a standard letter of no objection to NHDES, seconded by T. Hoopes. Motion passed with all in favor.**

2. Richard Gemberling Map 80 Lot 1 – Remove existing lift-out dock and replace with (2) 6'x30' docks with a 4'x24' connecting walkway in a U shaped configuration on 14 piling. Construct a 6'x20' dock over rocks.

The Commission reviewed the application and feels that the application did not provide sufficient information for adequate review. The single 6'x20' dock appears to be a deck not a dock and area is not navigatable.

**Motion made by T. Hoopes to send the above comments to NH DES, seconded by D. Lawrence. Motion passed with all in favor.**

3. Town of Alton Map 5 R.O.W. – Propose to replace an existing 30" culvert with a 4'x12' pre-cast concrete box culvert.

**Discussion:**

The Commission reviewed the application and feels that they have no objection to the replacement of the box culvert.

**Motion made by J. Gengras to send standard letter of no objection to NH DES, seconded by E. Bagley. Motion passed with all in favor.**

4. Bradford Jones Map 11 Lots 13-4 & 13A – Request to impact 2,475 sq. ft. of wetland for the associated upgrades to a new subdivision on a pre-existing gravel driveway.

**Discussion:**

**See above – Under Presentations/Consultations**

5. Eugene & Deborah Brewer Map 78 Lot 10 – Reconstruction and modification of an existing breakwater and docking system to make functional and conforming to existing rules.

**Discussion:**

The Commission reviewed the application and feels that the project meets NH Wetlands Bureau rules and a standard letter be sent to NHDES

**Motion made by T. Hoopes to send a standard letter of no objection to NHDES, seconded by R. Burgess. Motion passed with all in favor.**

6. Richard & Lucy Lucier Map 46 Lot 9 – The proposed need for the project is to provide a safe docking structure and storage structure for this particular site located just south of Clay Point, Alton, NH. This particular site experiences wind and wave exposure as a breakwater area when referenced to Appendix A (Shoreline, which meets criteria in Wt. 402.06(b)(2)) published by the New Hampshire Wetlands Bureau. There are many neighboring breakwater structures along the area of the shoreline. The shoreline at present has no docking structure. There is approximately 180.7' of average shoreline, which will support the three protected boat slips requested as defined in 101.09. We are proposing to provide a breakwater and docking structure to accommodate three-

watercraft. The docking will consist of a slightly modified "U" shaped dock to provide the protected slips. The dock along the breakwater will be cantilevered, the wharf portion of the slip structure will be supported by three wood/rock cribs due to ledge. The proposal we feel will provide the safest structure for docking while not negatively affect abutting lot owners or navigational issues by not exceeding Wt. 402.06. We believe this to be the least impacting design meeting 302.03 for the protection of the owner's watercraft. This design also provides for a seasonal 23'wx28' l canopy and one seasonal 10'x10' boatlift with proposed slip #2

**Discussion:**

The Commission reviewed the application and feels that the project meets NH Wetlands Bureau rules and a standard letter be sent to NHDES.

**Motion made by T. Hoopes to send a standard letter of no objection to NHDES, seconded by E. Bagley. Motion passed with all in favor.**

7. Diane Morrison Map 80 Lot 39 – Install a 6'x40' seasonal lift-out dock and a 3'x7' cement pad.

**Discussion:**

The Commission reviewed the application and feels that the project meets NH Wetlands Bureau rules and a standard letter be sent to NHDES.

**Motion made by T. Hoopes to send a standard letter of no objection to NHDES, seconded by E. Bagley. Motion passed with all in favor.**

8. Benjamin Finnegan Map 6 Lot 37 – Request to impact a total of 9,031 sq. ft. of wetlands to access upland areas and construct a subdivision road and driveways associated with residential development for this proposed 15-Lot subdivision.

**Discussion:**

**See above – Under Presentations/Consultations**

**Permit By Notification**

1. Springhaven Realty Corp Map 66 Lot 14 – Replace (12) dock piling, one ice cluster and two-fender piling. Impact ~17 sq. ft. – FYI – Commission signed 3/22/07
2. Bob & Beth Fraser Map 54 Lot 18 – Repair an existing piling supported dockage "in-kind" with no change in size, location or configuration. Commission signed 3/28/07.

**Minimum Impact Expedited**

1. Woodhaven Trust James Walgreen Map 53 Lot 3 – Replace landscape timbers with dry-stack stonewall. Replace steps and walkway surfaces with bluestone. Add 145' retaining wall abutting replacement wall 40' longx2' high and wide wall by driveway and a 21'x30' patio off of guest camp – FYI Commission signed 3/22/07
2. Christian Camps & Conferences Map 18 Lot 15 – Replace existing 5'+/-x5'+/- box culvert with new concrete structure, minor regarding of driveway to be completed within top bank. 650 sq. ft. impact for culvert, 65 sq. ft. impact for road grading. Commission didn't sign and sent comment to NH DES on 4/2/07.

**Commissioner Reports:**

1. D. Lawrence – Gilman Pond Beaver Dam – D. Lawrence took pictures after the dam was breached. The stone culvert was plugged and David cleaned it out. Two of the big rocks fell in and it is a safety hazard

J. Gengras – A sign needs to be put up that says “ROAD CLOSED NO MOTORIZED VEHICLES PEDESTRIAN ACCESS ONLY”. I think a gate is the right way to go.

D. Lawrence – The dam is big and there are two breaches. There has been no beaver activity in the pond for a while. Can we take the earth from the dam and use it on the woods road? The culvert that is there is a physical hazard for walkers, what about replacing it with a smooth plastic culvert?

J. Gengras – There is always the thought of a beaver box but they are a lot of work to maintain and keep clean

2. D. Lawrence – Drew Hill Road – The road upgrade seems worse than before. The water is passing by the hay bales that are there. All of the culverts are at a 90-degree angle instead of a little kilter.
3. J. Gengras – Peter Farrell owns a piece of property that abuts the Hussey property and is suggesting it for mitigation and we can add it to our list.

#### **OTHER BUSINESS:**

1. J. Gengras – Goal & Objectives – Commission should put down their thoughts and suggestions and bring them to the next meeting.
2. Mileage Voucher – signature needed
3. Memo from Stephen Walker – LCIP – Secretary to speak with Mr. Walker and set another date for the conservation land site walk.
4. Letter from NH DES – GSR Trust Map 58 Lot 5-19 - FYI
5. Election of Officers  
**Motion made by T. Hoopes to keep Earl Bagley and Justine Gengras as Co-Chairs and Roger Burgess as Treasurer, seconded by D. Lawrence. Motion passed with all in favor.**
6. NHACC Membership Dues
7. Jim Lund Map 42 Lot 30 – Restoration Plan - FYI
8. Pictures taken 4/16/07 on the Chestnut Cove Subdivision – **See Public Input**
9. Pictures taken 4/16/07 on the Houle Subdivision  
**No action taken by the Commission**
10. Gillan/Sample Issue – Rand Hill Road and Downing Drive  
**No action taken by the Commission**
11. Letter from NH DES – Carol Couture Map 18 Lot 36-25  
**No action taken by the Commission**

**Correspondence:**

1. Ellen Koehler Map 47 Lot 7 – Permit Approval - FYI  
**No action taken by the Commission**
2. 2007 Local Officers Workshop  
**No action taken by the Commission**
3. John Giacalone Map 41 Lot 7 – Permit Approval - FYI  
**No action taken by the Commission**
4. Watershed Ecology Institute Course  
**No action taken by the Commission**
5. Thomas Economou Map 37 Lot 47 – Permit Approval - FYI  
**No action taken by the Commission**
6. LRPC Annual Meeting on June 25, 2007 from 6pm to 9pm  
**No action taken by the Commission**
7. 2007 Watershed Conference, November 18, 2007 from 8am-4pm  
**No action taken by the Commission**
8. Mike St. Germain map 74 Lot 25 – Permit Approval - FYI  
**No action taken by the Commission**
9. KJB Realty Trust Map 62 Lot 14 – Permit Approval - FYI  
**No action taken by the Commission**
10. Emergency Authorization Verification for the Town of Alton on Prospect Mountain Road  
**No action taken by the Commission**

**Adjournment:**

**Motion made by E. Bagley, second by R. Burgess to adjourn at 10:08pm. The motion passed with all in favor.**

Respectfully submitted,

Jennifer M. Fortin  
Secretary to the Conservation Commission