

Minutes of May 12, 2011 Meeting

Members Present:

Earl Bagley (Chairman), Gene Young (Vice-Chairman), Russ Wilder.

Member Absent:

Roger Burgess (Treasurer), Dave Lawrence, Peter Bolster (Selectmen's Representative).

Call Meeting to Order:

Chairman E. Bagley called the meeting to order at 7:05 p.m. at the Alton Town Hall.

Approval of Agenda:

Add Russ Wilder report under Commissioner Reports to discuss trail clean-up and ARM application.

MOTION by G. Young to accept the Agenda as amended. Second by R. Wilder. Motion passed with all in favor.

Approval of April 14, 2011 Minutes:

Page 3, (Commissioner Reports #2, a. change the word "man" to "pond".

MOTION by G. Young to accept the minutes as corrected. Second by R. Wilder. No discussion. Motion passed with all in favor.

Presentations/Consultations:

1. **Tyler Phillips, CPESC** – Re: Map 8, Lot 49. Suncook Valley Road. Converting existing gravel pit into 150 unit campground for recreational vehicles.

Tyler Phillips present to make a presentation to the Commission. Discussion as follows: In reviewing an aerial photograph with plans included T. Phillips noted there will be no access to the end of the peninsula due to turtle nesting. Horizons Engineering has determined that the site is above the FEMA 100 year flood plain. The Planning Board is scheduling a site walk and T. Phillips invited the Commission to attend. There are 169 acres and feels most questions will be answered by seeing the property first hand. Applicant has submitted Shoreland Protection application. Added that they are leaving a 75 foot buffer from the shoreland, it will be untouched. T. Phillips brought up the fact that they "predate the zoning buffers for wetlands". R. Wilder questioned why. T. Phillips informed that this was a lot of record created before 2006 and they are not subdividing the lot. E. Bagley concerned this may not be correct as they are changing the use of the lot. T. Phillips to check with the Town Planner on this.

T. Phillips noted they are not planning on conducting a wildlife study, only one for bald eagles and turtles as directed by the State.

Regarding the roadway, T. Phillips noted they are asking for a waiver for a narrower road minus the 8 foot drainage ditches on each side. Their intent is to slope the road in one direction to drain toward a grassy area. Road will be gravel with the exception of the driveway apron. Looking for a waiver to not have the entire road paved. Emergency access is by Alton Motor Sports building on Route 28.

Discussion about the waterline. Plan to run water line in open cut trench on Pine Street and then, drill underneath the Merrymeeting River with no sleeve, pipe only (plastic). E. Bagley asked what if something happens to the pipe. T. Phillips noted it is tested for pressure and

fusion welded. There will be approximately 1 mile of pipeline. It was suggested that there would be less impact if the directional drill was done from the campground side of the river.

Discussion of aquifer district. T. Phillips noted they are meeting all requirements. Noted that the Commission would like to see the following regarding the aquifer district. 1. Copy of the Shoreland Permit application and subsequent approval. 2. Statement showing how they have met all aquifer requirements. 3. Check on the change of use from a gravel pit to an RV Park. 4. What rationale are they using for the 25 foot setback? And check on what the river setback is. T. Phillips noted again, they are planning on a 75 foot setback from the shoreline. T. Phillips also to find how close the town well is located in reference to the applicant's property line and proposed waterline under the river.

Discussion on Site Specific permit. They are going to utilize sandy soils and being using a bio-infiltration system and bio-filters at each site. The commission expressed a concern that if there were a fuel spill from the large RVs that will be in the park, it would be conveyed directly into the aquifer through the bio-filters.

Commission would like to see a study done for the endangered wildlife species and what the State would recommend.

Business plan discussion. Park would close November 1. Not sure if rigs will be stored there for the winter. The site would be gated but not fenced. The snowmobile trail runs through this property. All sites will be feet above the water table. There will be a three-way hook-up at each site. 12 pads together going to one tank with a pump chamber to feed to leach field. Estimated 60 gallons per site daily. Each tank holds 1500-2000 gallons. There is a check-in station that monitors park activity. State does not require back-up pumps. Commission would like to see a written Business Plan for maintenance.

Wetlands crossing. 2 36 inch culverts (squash pipe). 35 inches across bottom. Better access for turtles. Impact less than 5000 square feet. Commission suggested tightening up slopes. Highway department will determine if you need guard-rails.

Standard Dredge and Fill Application:

1. **Earl Duval** – Map 76, Lot 72. 864 Rattlesnake Island. Repair/rebuild “tip” of existing breakwater (orig. file #S-01669) which has been pushed over by ice damage (67.5 sq. ft. +/-), install a 6’ x 40’ seasonal crank-up dock 12’ off the existing dock (240 sq. ft.), install a connecting walkway over the bank, and install two seasonal boatlifts. (40 day hold).

Discussion:

Discussion frontage – well within setback. The Commission has no concerns.

Permit by Notification:

1. **Connelly Realty Trust (Judith Connelly “Trustee”)** Map 50, Lot 39. 42 Farmington Road. Replace (4) dock pilings. Wetlands impact approx. 4 sq. ft. **(Commission signed on 4/27/2011).**
2. **Eric & Gail Jordan** – Map 43, Lot 7. 271 Trask Side Rd. Replace 9’x30’ crib. Wetlands Impact 270 sq. ft. **(F.Y.I Commissioned signed on 5/12/2011).**

Minimum Impact Expedited:

1. **Anthony Sciola** – Map 33, Lot 8. 106 East Side Drive. Repair & Restore crib dock, stairs & boathouse whose prior damage resulted in undetected damage for the boathouse restoration. The shoreland & surface water impacts are unchanged as the same existing 578 sq. ft. of surface water & 35’ of shoreland are involved.

Discussion:

Time period of abandonment of a non-conforming structure has expired. (not replaced within a 24 month period). It has been 5 years since boathouse structure was taken down. (non-conforming building). The Commission would like this noted and cc to the Town Planner and Code Enforcement Office.

Commissioner Reports:

1. Russ Wilder:
 - a. He and Dave Lawrence worked approximately 3 hours clearing the Michael Burke Trail in the Alton Town Forest. Would like to somehow encourage summer camps and other groups to volunteer to help maintain clean-up during summer months.
 - b. ARM application. Ruben Wentworth is still interested but timing with family is not ideal at this time. Holding off until next year.

Other Business:

1. **NH Div. of Forest & Lands** – Planning to harvest timber from 75 acres of the Alton Bay State Forest.

Discussion:

General discussion on project. No issues.

Correspondence:

1. **Peter Holmes** – Map 6, Lot 43. 891 Stockbridge Corner Road. Varney's response to NH DES letter dated April 15, 2011.
2. **Patricia Taylor Rogers Rev. Trust** – Map 3, Lot 15. 305 Prospect Mountain Road. **NHDES Restoration Plan Approval.**
3. **Lake Cottage Trust** – Map 81, Lot 26. Barndoor Island. **NH DES Approval Date 2/9/2011. Approval is subject to the project specific conditions.**
4. **Northeast Developers, LLC** – Map 63, Lot 32-1. 62 Rollins Road. . **NH DES Approval Date 4/20/2011. Approval is subject to the project specific conditions.**
5. **Robert Mueller** – Map 18, Lot 20. 23 Campfire Circle. **NH DES Approval Date 4/20/2011. Approval is subject to the project specific conditions.**
6. **Paul R. Carroll** – Map 52, Lot 19. 256 Route 11D. **NH DES Approval Date 4/29/2011. Approval is subject to the project specific conditions.**
7. **Thomas & Joan DiPace** Map 38, Lot 41. 19 Litch Lane. Interveners' Witness List and Exhibit List for Appeal.
8. **Dave/Lisa Madden** – Map 63, Lot 32-1. Rollins Road **NH DES Approval Date 5/4/2011. Approval is subject to the project specific conditions.**
9. **8 Lovern Lane, LLC** – Map 51, Lot 32. 8 Lovern Lane. File #2008-01853. Has new owners: Todd & Johanna Sheffler, 23 Ridge Road, Concord, MA 01742. They request an amendment to allow a seasonal boatlift .
10. **Russell Wilmarth** – Map 54, Lot 27. 64 Roger St. NHDES Wetlands Application File #2010-2458. Responding to NHDES request for additional information.

Adjournment:

MOTION by G. Young to adjourn (8:30 p.m.). Second by R. Wilder. No discussion. Motion passed with all in favor.

Respectfully submitted,

Carolyn Schaeffner
Recording Secretary