

**TOWN OF ALTON PLANNING BOARD  
PUBLIC HEARING  
May 17, 2011  
Approved as amended 6/21/11**

**Members Present:** Tim Roy, Chair  
Scott Williams, Vice-Chair  
Bill Curtin, Member  
Tom Hoopes, Member

**Others Present:** Ken McWilliams, Town of Alton Planner  
Randy Sanborn, Secretary, Planning Department  
Members of the Public

**I. CALL TO ORDER**

T. Roy, Chair, called the Public Hearing to order at 6:00 p.m.

**II. APPROVAL OF AGENDA**

There were no changes to the Agenda.

**S. Williams moved to accept the agenda as presented. B. Curtin seconded the motion which passed unanimously.**

**III. PUBLIC INPUT**

There was no public input at this time.

**IV. CONTINUED PUBLIC HEARING**

<b>Case #P11-10 &amp; #P11-09 Robert H. Carleton</b>	<b>Map 8, Lots 49 &amp; Map 25, Lot 6 &amp; Map 8, Lot 50-1</b>	<b>Preliminary Major Site Plan &amp; Lot Line Adjustment Route 28 West of Traffic Circle</b>
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T. Roy stated that this is strictly to put a date on the Site Walk.

K. McWilliams stated that it is also to review their letter of May 9<sup>th</sup> to see if the Board concurs with their approach for the Site Walk. None of the Board had a problem with it. K. McWilliams stated that they were looking for a site walk date after the 30<sup>th</sup> of May and before the June 21<sup>st</sup> Planning Board meeting.

The Board agreed on June 9<sup>th</sup> at 5:00 p.m. and to meet at the Water Industries Parking Lot.

T. Hoopes stated that he had past history with Bob Carleton on this property. He had dealt with him as a Cemetery Trustee for a long time and tried to acquire a piece of property from him for the Cemetery Trustees and served on the Conservation Commission when they were trying to stop the gravel removal. T. Hoopes stated that he did not have a problem with him but wanted the Board to know that he has a past history and he has walked that property. The Board did not have a problem with that.

B. Curtin made a motion to schedule the Site Walk on the Carleton property for June 9<sup>th</sup> which is a Thursday at 5:00 p.m. and to meet at the parking lot of Water Industries. S. Williams seconded the motion which passed unanimously.

B. Curtin made a motion to continue Case P11-10 and Case P11-09 until the June 21<sup>st</sup> meeting. S. Williams seconded the motion which passed unanimously.

**V. REVIEW OF CONCEPTUAL APPLICATION**

<b>Case #P11-13 Alton Bay Campmeeting Association</b>	<b>Map 34, Lots 33</b>	<b>Reclamation Plan Route 11 &amp; Rand Hill Road</b>
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B. Curtin made a motion to continue Case P11-13 Map 34, Lot 33 until June 21<sup>st</sup> meeting for a conceptual unless they arrive prior to the Board adjourning. S. Williams seconded the motion which passed unanimously.

**VI. OTHER BUSINESS**

1. Old Business

No old business at this time.

2. New Business

T. Roy reminded everyone to speak into the microphones.

S. Williams asked the Board to consider that in the past their voting has been to say three in favor, one against. He feels they should identify how each Board member votes if it is not a unanimous decision. It would show track records if any case was ever challenged.

T. Hoopes stated that if they choose to reverse themselves the person who voted in favor has to make the motion to do such a thing.

Everyone agreed to do a roll call if the vote is not unanimous.

3. Approval of Minutes:

March 15, 2011

B. Curtin made a motion to accept the March 15, 2011 minutes as amended. S. William seconded the motion which passed unanimously.

April 19, 2011

T. Hoopes stated that on Page 13, 8<sup>th</sup> paragraph down, Youngstown Road should be Youngtown Road.

T. Roy stated that on Page 6 at the bottom where it says T. Phillips explained..... consisting of 46 acres is..." should be in.

B. Curtin made a motion to accept the April 19, 2011 minutes as amended. S. Williams seconded the motion which passed unanimously.

4. Correspondence

There is no correspondence at this time.

5. Any Other Business that may come before the Board

K. McWilliams reminded the Board about the OEP Conference sign up.

The Board picked a rain date of the Site Walk.

B. Curtin made a motion to have a rain date for the scheduled Site Walk for the Carleton property on June 13, 2011 at 5:00 p.m. at the same meeting place.

The Board explained the procedures for a Site Walk and what the public is allowed to ask.

T. Hoopes seconded the motion which passed unanimously.

T. Roy recessed the meeting at 6:15 p.m.

T. Roy called the meeting back to order at 6:20 p.m.

T. Roy continued Case #P11-13 Map 34, Lot 33 Alton Bay Campmeeting Association. The Alton Bay Christian Conference Center wants to present a proposed reclamation/site stabilization plan to the Planning Board for approval. They desire to stabilize the site where the fire occurred several years ago to prevent soil erosion and sedimentation into the lake.

K. McWilliams stated that the plan that came in is lacking in some details and in the end result he does not find it adequate. They need to identify and show both existing topography and proposed topography so they know what is going on, what changes are being made from existing grades to proposed grades. There are areas that are proposed to be hydro seeded and other areas to be planted with wildflowers. There are not any details given as to whether there will be any loam added to those areas and if so to what depth. There are three pits that will be infiltration pits that will be added to the site. There are no engineering designs to back those up to justify whether that will be adequate to control the drainage from the site.

T. Roy stated he read something that DES didn't want any drainage infrastructure.

K. McWilliams stated that what he was reading was e-mail from DES that they did not want those put in until they had reviewed and approved the new Alteration of Terrain permit. So he thinks they are proposing that as part of the changes. There is an existing Alteration of Terrain permit that does not include those. Amy Clark from DES indicated that they could start extraction of gravel down to the grade that was permitted under the previous AOT permit but any of the new features such as the infiltration pits and other new things that are being proposed cannot be implemented until the new AOT permit is approved. They will need to get a new or revised AOT permit. The applicant has made contact with Amy Clark at DES.

T. Roy asked if they would be able to approve this plan where they do not have AOT approval.

K. McWilliams stated that it was up to the Board to approve it if they see fit to approve it subject to AOT's approval of their revised AOT permit. One of things he pointed out is that if AOT permit differs from what the Planning Board approves the applicant would need to come back to the Planning Board to make sure the two are consistent. From K. McWilliams perspective the plan needs more work before they would be able to approve it.

T. Hoopes asked if the application for the AOT has already been sent and if there is any idea when it would be accepted.

Russ Sample stated that it would take approximately ten (10) days. Amy Clark has seen the plan and the major concern on the amended plan is the infiltration pits. She wasn't sure if they might require something beyond that. The goal was to stick to the approved Planning Board plan which they have and they simply laid the landscaping over it. All the elevations have been approved with the Turner plans with the exception of the grated or flattened area instead of being uphill as it is in the existing plans it would be tapered back to what would be the approved pits. That would be similar to the area which looks like the big circular area they see on the plans except it would be the point further toward Route 11.

S. Williams asked about the new entrance coming in opposite Russ Sample's property and connecting to Circle Drive.

S. Williams stated so they could come in the back way. He also mentioned that in the finished plan that was adopted by the Planning Board he does not think the connection to Glen Ave was a part of that.

R. Sample stated that it was not. The infiltration pits and that walk way were the two issues that Amy had a question on. The proposal is that Glen Ave. would become a ten (10) foot wide foot path.

Russ Sample and John Taber, Executive Director of the Alton Bay Campmeeting Association introduced themselves to the Board.

R. Sample stated that they would be putting 18,000 to 20,000 sq. ft. of jute matting erosion control in particular areas and the original plan required 6 inches of loam and they will be doing that as well as reconstructing some of the bankings that will now be loamed. The wildflower and the front that faces the pavilion will be done in clover so it stays maintenance free.

J. Taber explained how the prices of the building of the cottages was more than what the owners wanted to pay so they needed to stop the building temporarily to pay their own bills so now they are trying to stabilize the property so it won't be an eye soar and this is only supposed to be a temporary fix. They want to get it to the grade that was already approved. It was not supposed to be a long term thing but just a start for making sure the site drainage is flowing properly.

T. Roy asked about the time limit on the project.

K. McWilliams stated that they have not met all the conditions on the site plan approval yet. He believes that if they haven't already exceeded that they are coming close to that. If he is talking about the expiration of the non-conforming use that would go eighteen (18) months after they have shown an effort to continue

the use. He believes that 18 month period would start as soon as they submitted the March 3, 2011 letter saying they can no longer proceed with the project.

S. Williams is concerned about the access path of Glen Ave. because by installing this they now have an area of drainage that they have not calculated or considered. Everything else on the upland area has been done. Glen Ave in the approved plan had been discontinued but now Glen Ave has come back as a walkway to life and no drainage improvements have been proposed on that area.

R. Sample stated that is the reason for those two pits. Any other drainage would have sloped in the same direction as the plan is now or was approved because there is no other drainage except what would have been sub grade in the roads adjacent to the buildings. That path can be eliminated and right now there is no intent until AOT approves that. The goal was that the pitch and grade makes it inaccessible and that would control it and the infiltration under the top of that walk way would be grabbing everything before it. 644 is the invert elevation at the top of the pipe and the rim should be 649. There is approximately a ten (10) inch berm around all of the perimeters of the invert.

T. Roy stated that they needed more information on the plan. He questioned whether they could even use those drawings because they belong to Turner.

J. Taber stated that Joe Spain turned everything over to the Conference Center so the plans belong to the Conference Center.

R. Sample stated that there is only one elevation they changed and that was to take the gravel out that AOT said they could take out which is between 8,000 and 10,000 yards that there won't be now because there are no cellar holes. That needs to come out to make this project work. That has that field in the middle dropping. Also with that type of soil instead of having it sloped from the top of Circle Drive all the way to Glen Ave. that will be flat. The goal is to hydro seed that flat area. What they designed is simplistic but they are confident it will work but to make it work they will need that plateau area. After this is all done and built they will need hydro seed to keep it maintained so that flat area is going to take considerable amount of water and that won't be pitching down onto Glen Ave. Everything pitches from the pavilion side of the project towards those pits.

T. Hoopes stated that the plan they need to see is one that shows what they are proposing as opposed to what is there now.

R. Sample stated that the one he showed to AOT and he showed to K. McWilliams showed that whole banking with hash marks showed a berm along the banking facing the pavilion. Amy Clark stated that it was confusing so he went to the cleanest plan that was in the packet and laid the landscaping on to it. The goal was to keep it with the approved plan.

R. Sample stated that there will be a ramp that will come up off the infiltration pits to Circle Drive.

T. Hoopes asked if they can resolve the gravel issue within the ten (10) days and if they can reschedule a meeting and deal with it then. He asked if two weeks is enough time to get the new plans.

R. Sample stated that two weeks should be enough.

K. McWilliams explained that they had approval to start extracting the gravel with the conditions that they couldn't go down below the grade that was previously approved. They had to get the Board's approval of Alton Planning Board  
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the reclamation plan, they had to get the revised permit from AOT, they couldn't do any of the new things such as the infiltration pits or the walk way that were part of the new proposal until the Board approved it as well as DES.

S. Williams felt they should have a reclamation bond that could be held so they could work out the details that are okay with everybody so they can move forward now and when they do the reclamation and then get their money back.

J. Taber stated that if they can get the gravel out of there it will buy the loam and the seed for them.

T. Roy stated that he would like to see some engineering on the pits.

T. Hoopes asked if they could go on site and be satisfied.

T. Roy stated that he cannot say that the pits are going to work.

J. Taber asked if Amy Clark asked them to change the pits from 10 feet to 12 feet would they be okay with that.

T. Roy stated that it was a little premature to have this plan and would need a plan that is a little clearer showing exactly what they are going to do.

R. Sample asked if they could stock pile the loam at the campground. The Board did not have a problem with that.

B. Curtin stated that he believes he could go out tomorrow and buy 100,000 yards of loam and put it on the campground.

T. Hoopes stated that it was part of the AOT.

T. Roy stated that where it is not for resale he believes he can. He does not see stockpiling as a problem.

S. Williams stated that he will need to find some place to put it. He thinks the main thing is they want dirt to go away now and they have breathing space on the reclamation part of it. So they are not going to hold them up.

T. Roy asked how long this project is going to last.

R. Sample stated he wanted to have grass growing and green by Fourth of July weekend.

T. Roy decided that they would give them the season.

T. Hoopes stated that as soon as they know they have AOT, they need to contact K. McWilliams and then they can get together quickly and do something if time is possible.

S. Williams felt the P. Julia should review this because every other project that has drainage is reviewed.

Again the Board asked to have more details of all the things they are doing on the plan.

T. Roy stated that K. McWilliams laid it out pretty well in the six items listed in his letter dated May 11, 2011.

T. Hoopes asked the applicant if they had a copy of the letter. They said yes.

S. Williams stated that it didn't look like the whole area is going to be excavated to what the original plan was. Where they show the wildflower mix on Glen Ave., he asked if that was going to come down further and also he sees there is probably an eight foot drop from the pits to down at the foot of Glen Ave. by Winnepesaukee Ave. so he thinks they need to look at some sort of water detention down at the bottom of that hill that intercedes with Winni Ave.

B. Curtin stated that there was a lot of water that runs down Winni Ave. now in a mild rain storm.

S. William thinks they need to address what is going to happen with the water at the bottom of the hill because something is going to go down there. They need a copy of what their surface material is going to be, ledge pack, crushed gravel, etc. He feels that is going to be more of a road then a foot path. He states if it is ten feet wide it is a road.

T. Roy asked them to clarify the walk way.

J. Taber asked if they needed to do a complete new engineering plan to give them all the details.

S. Williams stated that they had to bring the plans to the point that the engineer knows what they are talking about.

R. Sample stated that they have added stone trenches along the sides of the proposed path. The piping is all perforated so it is being infiltrated as it goes to each location and the side of that path way was 6 inch minus so anything that got to the pathway gets into that 6 inch minus gets into the ground and hopefully everything is kept up on the flat area and gets into the pits at that point. Anything that flashes will be caught by the open 6 inch minus going down the perimeter of the pathway.

S. Williams stated that the only thing that isn't changing is the access way to Circle Drive. They will need to know what that looks like. He feels they need some type of detail on the road way, what it is, how it is, where it is, grades of it, etc.

K. McWilliams asked if there was consensus of the Board to have Pete Julia review the plans. The Board agreed to have P. Julia review the plans but K. McWilliams suggested asking Amy Clark what she would be reviewing. The Board decided they did want P. Julia to review the plans.

S. Williams stated that anything affected by the fire they need to know how it is going to be treated.

K. McWilliams asked the Board when they wanted to see this project back on their agenda. He asked R. Sample when could he get the plan back to them to send to the Engineer.

R. Sample stated that he could get the plan to the Planning Department in ten (10) days.

K. McWilliams explained at that time they will forward the plan to P. Julia, he will give an estimate of what he thinks it will cost to review, the applicant will have to put up the money in an escrow account, sign an

agreement and then P. Julia will start his review. He feels this will go until the next Planning Board meeting.

J. Taber asked for verification that the gravel will be able to stay out and not have to be returned.

T. Hoopes stated that they have a State permit and a letter from K. McWilliams saying they can remove it to the grade previously approved.

S. Williams explained that when they remove the gravel that they will probably need to do some sort of reclamation. P. Julia may come up with a number of what that will need to be.

K. McWilliams explained that if they are going to have a surety once they have a reclamation plan the applicants will need to develop a cost estimate for doing that work which is reviewed by P. Julia for acceptability, they agree on the amount and then they need to submit some form of security as a letter or credit or bond.

Brad Smith asked if they will be coming back with an amended Site Plan application when the deadline is.

K. McWilliams stated that this is a conceptual and cannot be continued. If there is going to be an amended site plan then it will have to be noticed. The deadline is May 31<sup>st</sup> for the application. How this site is reclaimed could affect abutting property owners such as drainage so the abutters have a right for input. Their plan is not going to be the same as the original plan. He heard there is a different grade from Rand Hill Road going into the site so that is going to change.

S. Williams asked if the new access road will be going uphill.

R. Sample stated that it will be from the back of the parking area now and it will pitch up to the road that goes from Beacon. The same similar elevations will remain to facilitate the drainage of the run off that comes from Rand Hill Road.

The Board confirmed that they could remove the gravel.

## **VI. ADJOURNMENT**

**S. William made a motion to adjourn. T. Hoopes seconded the motion which passed with all in favor.**

The public hearing adjourned at 7:55 p.m.

Respectfully submitted,

Randy Sanborn  
Recorder