

**ALTON CONSERVATION COMMISSION
NOTICE OF MEETING**

ALTON TOWN HALL
May 26th, 2022 at 6:00 P.M.
MINUTES

Approved
6/9/22
[Signature]

Members and others Present:

Gene Young, Chairman

Russ Wilder

Reuben Wentworth, Selectman's Rep

Dana Rhodes, Vice Chairman

Tom Diveny

Earl Bagley

David Mank

Call Meeting to Order: Called to order at 6:20 pm by chairman

Approval of Agenda: The chair added a letter from the Alton Planning Board to the Commission to the agenda under Reoccurring and unfinished business. The agenda was approved as amended.

Approval of Minutes: Dana Rhodes moved and Earl Barley seconded a motion to approve the minutes of May 12, 2022 as written. 6 yea, David Mank abstained, motion passed.

PERMITS AND APPLICATIONS

(Any permit or application that has been signed off by the Chair or Vice-Chair is entered here for the record, unless any Commissioner has questions or comments)

Planning Board/ZBA Department Head Review Agenda Items:

- 1) **Michael & Brenda Keiran, Owners - Map 63 Lots 63-04, 1624 Mt. Major Highway - A Variance is requested to Article 300, Section 327 A.2. of the Zoning Ordinance to permit construction of a garage for residential use.**
After discussion, Reuben Wentworth moved to make a comment of no concern. Second by Russ Wilder. 7 yea, 0 nay, motion passed.

- 2) **Jesse Lindland of Outside in Construction, Agent for Paul & Heather Hardcastle, Owners - Map 22 Lot 35, 38 O'Neil Road - A Special Exception is requested to Article 300, Section 320 J. of the Zoning Ordinance to permit replacement of an existing, non-conforming dwelling with a more conforming dwelling.**
Russ Wilder moved to comment that the structure should be moved beyond the Town's 30 ft. setback line if possible. Second by Tom Diveny. 6 yea, 1 no, motion passed.

- 3) **Thomas R. Walker, Trustee of the Little Mark Island Trust, - Map 56 Lot 22, Little Mark Island - A Variance is requested to Article 320 J. 3. to permit an increase of the existing footprint.**
See next item for comments and vote

- 4) **Thomas R. Walker, Trustee of the Little Mark Island Trust - Map 56 Lot 22, Little Mark Island - A Special Exception is requested to Article 320, Section H.3. & J. of the Zoning Ordinance to permit replacement of existing non-conforming residential structure and bunkhouse with a code compliant structure with an increase in the ridgeline height.**



Items 3 &4, cases Z22-11 & 12 – Motion by Russ Wilder to comment “the plans are architecturally respectful of the iconic structures presently on the island”. Second by David Mank. 7 yea, 0 nay, motion passed.

Standard Wetlands Dredge and Fill Applications: none

Wetland Permit by Notification (PBN):

- 1) **Wetlands Permit By Notification – John and Kathleen Sartorelli – 13 Potvin Place, M44 L25 – Applicant proposes temporary impacts to a wetland area on site and involves installing a sewer line and underground electrical service to a single family residence. The wetland will be fully restored to re-construction conditions after the project is complete.**

Signed on May 23 by Gene young

Minimum Impact Expedited Applications: none

Shoreland Permit Applications:

- 1) **Shoreland Permit Application – James M. Hawkins – 183 Route 11D, M52 L5 – Applicant proposes to demolish existing system, retaining walls and drive / parking area. Storm water measures to be installed.**

Motion by Russ Wilder to make no comment. Second by Earl Bagley. 7 yea, 0 nay, motion passed.

- 2) **Shoreland Permit Application – Stephen D. & Joanne M. Anderson – 21 Wentworth Way, M40 L7 – Applicant proposes to impact 3,579 square feet for the purpose of installing a new septic system, constructing a detached garage and new retaining wall converting a gravel parking area to pervious asphalt.**

Motion by Russ Wilder to comment “due to the confined nature of the lot, un-altered areas will need careful protection during construction”. Second by Dana Rhodes. 7 yea, 0 nay, motion passed.

Shoreland Permit by Notification (PBN): None

Notification of Routine Roadway Maintenance Activities: None

NHDES Alteration of Terrain Application:

- 1) **Route 28 Boat Storage – 436 Suncook Valley Road, M9 L6 – The purpose of this project is to construct a commercial development consisting of 2 buildings with associated parking, drives, storm water features, and utilities on Town of Alton Tax Map 9, Lot 6. This project will be serviced by on-site well and septic system.**

Motion by Russ Wilder to table this item until we receive guidance from DES regarding our role in this application. Second by Tom Diveny. 7 yea, 0 nay, motion passed.

Reoccurring/Unfinished Business & Projects:

Green Oak Realty- letter from the Planning Board with questions about our letter dated 5-13-22

The chairman reported that the PB's letter had been forwarded to the Commission's attorney for comment. The Commission agreed with Jessica Call's suggestion to hold a special meeting with the Planning Board prior to their June 21 meeting. Russ Wilder and Gene young will represent the Commission at the June 21 meeting.

1) Monitoring-

2) Lake Lay Monitoring Program- Tom Diveny reported that a training session and sampling will take place on June 8 or 9

3) Natural Resource Inventory Update no change

New Business: **SPNHF letter requesting a letter of support for phase two trail work at Mount Major**
After discussing the proposed trail re-route to the right of the existing steep and eroded trail, and the alternate route using the Town's class VI Ames Road, the Commission decided to contact the Fire and perhaps the police departments for their input before writing a letter of support.

Notice of Intent to Cut Timber:

1) McKenzie, Jeffrey Kenneth & Russell – Muchado Hill Road – Map 1 Lot 19

Gene young will contact the owner's to encourage them to route skid trails carefully to avoid excessive runoff into Gontarz Marsh.

Commissioner Reports:

Chairman Report-

Gene young commented on changes in format on Dropbox to make the folders on Dropbox match in order the agenda to make it easier to follow the progress during meetings.

The Commission set a date of June 7 at 9:00 am to begin the installation of the bog bridge at the Gilman Pond parking lot.

Member Reports-

Tom Diveny presented the Milfoil Committee's report.

Russ Wilder asked that the Commission consider placing an article on the 2023 warrant to place the entire Current Use Change Tax revenue in the Conservation Fund in anticipation of large expenditures to protect the Belknap Range.

Correspondence:

- 1) NHDES RFMI – Standard Dredge and Fill Wetlands – Richard A Calvin Rev. Trust, 206 Rattlesnake Island, M76 L6**
- 2) Mount Major 2023 Trail Project: Update & Inquiry for Letter of Support from Alton Conservation Comm.**

Date and Time of Next Meeting: June 9, 2022 at 6:00 pm

Adjournment: There being no further business, the meeting was adjourned at 7:25 pm

Respectfully submitted,

Gene Young, Chairman

