

ALTON CONSERVATION COMMISSION
MINUTES OF MEETING

ALTON TOWN HALL

May 27, 2021 at 6:00 P.M.

Approved
June 10, 2021
Gene Young

Members Present:

Gene Young, Chairman

Russ Wilder

Virgil Macdonald, Selectmen's Rep

Quinn Golden, Vice Chairman

Dana Rhodes

Melinda Ferreira, Secretary

Earl Bagley (via zoom)

Tom Diveny, Alternate

Members Absent:

Bob Doyle

Call Meeting to Order: Gene Young, Chairman, called the meeting to order at 5:59pm and appointed Tom Diveny, Alternate, to take B.Doyle's seat as a full voting member of the Commission for this meeting.

Announcements: G.Young read the following announcement into the record:

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 stated starting next month, it looks like meetings will be open to the public. G.Young would like to put Zoom Meetings under New Business.

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

Presentations/Consultations:

- 1) Natural Resource Inventory Update- Cindy Balcius, Stoney Ridge Environmental- G.Young reminded the Commission that the Natural Resource Inventory (NRI) document was last written in 2002 and that it was a good idea to update it concurrently with the Master Plan now being updated with an October/November timeline as well. He invited Cindy Balcius, former Alton Conservation Member at the time the NRI was completed, now of Stoney Ridge Environmental, who introduced herself and stated she would be willing to let us know what needs to be done and will give us a quote as to the cost. C.Balcius has looked at the Watershed Study for Merrymeeting and current data through GIS, Granite, USGS, & NH Fish & Game; stating that data is much more comprehensive now compared to when it was last done, and the Town has gained much more Conservation Land so it does really need to be updated. She looked at breaking out various items such as water resources, habitats & wildlife, general overall land cover (i.e. farmlands, farmlands soil), forest resources, unique geological resources and cultural resources, which is something we didn't really hit on in the old NRI. This would look at recreation resources in the Town and historical & scenic resources. Couple that with Conservation and

Public Lands, unfragmented land blocks; and the big thing you can do much easier now is overlay Tax Maps, so you really have an idea how things lay out within the Tax Map parcels. Lastly, looking at the towns around us, the Belknap Range Conservation Coalition has a lot of data on how open land and conservation lands fit together and maybe looking at where some viable corridors may be able to be developed for wildlife, etc. In looking at all this, and what she wanted to know is what the Commission is interested in overlaying different layers and rating in terms of importance. Her proposal will be based on the maps the Commission would want. R.Wilder stated there is some overlaying already done on the Lakes Region Conservation Plan that has the Wildlife Action Plan data in it, as well as what was updated by the Nature Conservancy by Dan Sundquist. It just needs to be integrated properly. Discussion ensued. The Commission would like to have some historic/archeological/rec areas, an Aquifer overlay, and perhaps should consider enlarging the wetland buffer from 25' to maybe 100' to protect water quality of drainage into the Lake. There are also three parcels of Conservation land that are missing from Granit which she would gather together and add to the plan. Further discussion ensued. The Commission agreed protecting water quality was a high concern going forward. C.Balcus stated she could see the angle the Commission wanted to go with and stated it would take about 2 months, and could have a quote by next week. R.Wilder is to email some pertinent information to the Conservation Office to forward to C.Balcus.

Approval of Minutes: None.

Planning Board/ZBA Agenda Items:

- 1) **Ryan Heath- Dan Kelley Dr & East Side Dr, M35 L68 & 68-1-** Zoning Department Head Review for Variance of the Zoning Ordinance to permit portions of a single family home to be built within the setbacks. Discussion ensued over the placement of the homes which is due to the slope and not wanting to block anyone's view. *R.Wilder made the motion to indicate no objection to Variance Z21-13 & Z21-14 and was seconded by D.Rhodes. V.Macdonald and E.Bagley both abstained. Roll Call: R.Wilder-aye; D.Rhodes-aye; T.Diveny-aye; V.Macdonald-abstain; Q.Golden-aye; E.Bagley-abstain; G.Young-aye Motion passed, 5-0-2*

Standard Wetlands Dredge and Fill Applications: None

Wetland Permit by Notification (PBN):

- 1) **TJ Bersch Margolis Living Trust- 7 George's Rd, M37 L48-** Install a 6x40 seasonal hinged pier anchored to an existing concrete pad. The permitted piling pier and associated piles were destroyed by ice. Owner wishes to return to seasonal dock construction to avoid future damages from ice flows. *(G.Young signed 5/13/21) The Commission had no concerns.*

Minimum Impact Expedited Applications: None

Shoreland Permit Applications:

- 1) **Cragin Point LLC- 26 Cragin Rd, M49 L25-** The owners propose to flatten the driveway and future barn area to reduce run off heading towards the lake and construct a 34'x60' barn at the furthest point on the property away from the lake. *Discussion regarding the barn being in a sandy soil location. R.Wilder made the motion to have no objection and was seconded by D.Rhodes. Roll Call: R.Wilder-aye; D.Rhodes-aye; T.Diveny-aye; V.Macdonald-aye; Q.Golden-aye; E.Bagley-aye; G.Young-aye Motion passed, 7-0-0*
- 2) **Wolfe Property Holdings Inc- 40 Tranquility Ln, M18 L39-7-** The owners propose to tear down existing house and rebuild with new home and attached garage. The existing garage will remain as is,

and the driveway will be reconfigured. The house will tie into the existing community septic field. *R.Wilder concerned about the ledge and community septic. And whereas nothing on the plan shows what they're doing with trees, he would like to do a site visit. M.Ferreira to contact Norway Plains and the owner to schedule.*

- 3) **Michael Audesse- 16 Acorn Dr, M65 L40-** Applicant proposes to rebuild an existing rock retaining wall 2' further away from shore. Retaining wall is not at shoreline. Remove an existing wood walkway and replace with pervious walkway. Temporary impacts associated with the access, work area, removal of wood walk and erosion control totals 1,332sqft, with impervious area reduced by 142sqft. *The Commission had no comments on this project.*

Shoreland Permit by Notification (PBN): None

Notification of Routine Roadway Maintenance Activities: None

Reoccurring/Unfinished Business & Projects:

- 1) **Green Oak Realty-** A Cease & Desist is still in process but has not been issued yet.
- 2) **Monitoring-** D.Rhodes informed the Commission he attended a very beginner seminar on easement monitoring.
- 3) **Gaia GPS Professional Account-** G.Young suggested doing a workshop in Aug/Sept on how to use Dropbox & Gaia GPS for all members so as to try and keep the monitoring reports digital.
- 4) **Gilman Pond Field Mowing-** Rodney Sanborn (2016), Benjamin Thompson 534-4494 (2018), Andrew Morse 817-8191, Burt Morse 455-2605, Dave Avery 569-9162- Nothing new to report.
- 5) **Shape Files for Timbers, PMHS & Hussy Properties-** Nothing new to report.
- 6) **Future of Stockbridge Town Forest-** G.Young informed members that the Board of Selectmen voted to put the Stockbridge Town Forest lots under the management and control of the Conservation Commission.

Commissioner Reports: None.

New Business:

- 1) **NH GRANIT's Conservation Land Update: Conservation & Public Lands GIS Data Layer-** G.Young explained that the Conservation Association has an initiative to update GRANIT's conservation land. Whereas that database is the official source where everybody goes to find out anything about conservation land, the Stockbridge, Heidke & 56acre Hussey property at the gravel pit need to be added. They are offering advice as to how to get that done, so he will find out what is needed to submit, such as a good survey. Discussion ensued over the Tax Maps and Assessing database. G.Young will keep plugging away at it.
- 2) **State of Emergency & Zoom Meetings-** V.MacDonald & R.Wilder discussed that starting next month, it looks like meetings will be open to the Public, but will still have Zoom access for at least the June meeting. Masks will be recommended but not be required starting June 1st in Town Hall.
- 3) **Property Acquisition Possibilities- Brad Bissell-** Q. Golden composed a draft letter to Brad Bissell for the Commission's review. Discussion ensued over the locations of different public access points along the Merrymeeting River and Marsh. R.Wilder suggested removing the Jones Field access point, and adding the one by the Fire Station. Further discussion ensued. The only public access to the Marsh itself right now is in New Durham. Q.Golden will make a few revisions and email to the Conservation Office to print out on letterhead and send.

Notice of Intent to Cut Timber:

- 1) Michael & Carol Letourneau- Old Wolfeboro Rd, M12 L42

- 2) Kenneth McKenzie- Muchado Hill Rd, M1 L19
Brief discussion ensued. The Commission had no concerns.

Correspondence:

- 1) Bank Statements for Con/Com
- 2) DES Wetlands Permit- Susan Sullivan- 138 Rattlesnake Island, M75 L31- Approved 5/6/21
- 3) DES RFMI- Standard Permit- Broughton- 20 Sand Peep Ln, M41 L31
- 4) DES RFMI- Shoreland Permit- Stonewood Realty Trust- Levitt Rd, M67 L8
- 5) DES-Shoreland Permit- Calabro- Hopewell Rd, M21 L5-7- Approved 5/14/21
- 6) DES Wetlands Permit- Trout Unlimited- Hidden Spring Rd (Upstream Boundary)-Approved 5/19/21
- 7) DES Wetlands Permit- Boccelli Trust- 115 Mt Major Hwy- M36, L12- Approved 5/19/21

Adjournment: *D.Rhodes moved to adjourn at 7:07pm and was seconded by T.Diveny. Roll Call: G.Young, Chair-aye; R.Wilder-aye; V.Macdonald-aye; D.Rhodes-aye; Q.Golden-aye; T.Diveny-aye, E.Bagley-aye. Motion passed, 7-0-0*

Respectfully Submitted,

Melinda N Ferreira
Building Department/Conservation Secretary