

**ALTON CONSERVATION COMMISSION  
MEETING  
ALTON TOWN HALL  
April 27<sup>th</sup>, 2023 6 P.M.  
MINUTES**

*Approved*  
*7/13/23*  
*Gene Young*  
Earl Bagley  
David Mank

**Members:**

Gene Young, Chairman

Russ Wilder

Brock Mitchell, Selectman's Rep

Dana Rhodes, Vice Chairman

Tom Diveny

**Others Present:** Katherine Bowden, secretary

**Members Absent:** Russ Wilder, Tom Diveny, Brock Mitchell

**Call Meeting to Order:** Called to order at 6:01 pm

**Public Announcements:** None

**Approval of Agenda:** Chairman added 2 Department Head Review Requests  
Moved Green Oaks from PB/ZBA Department head Review to the end of the agenda.  
Agenda approved as amended

**Presentations/Consultations:** None

**Approval of Minutes:** On a motion by Dana Rhodes, seconded by David Mank, the minutes of April 13, 2023 were approved 4 yea, 0 no.

**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) **Case #Z23-06, Andrew Sullivan, Esq., Agent for Green Oaks Realty, LLC, Owner, Map 5 Lot 72,398 Suncook Valley Road-** A Special Exception is requested from Article 400, Section 401.D. 17 of the Zoning Ordinance to permit a Contractor yard on same site as gravel pit.  
*Moved to the end of the agenda*

2) **Case #Z23-07, Jones & Beach Engineers, Agent for HVP Realty Trust, Bruce Paradise, Trustee, Map 43 Lot 11, 279 Trask Side Road -** A Variance is requested from Article 300, Section 327.A.2 of the Zoning Ordinance to permit a tear down and rebuild of a garage 13' further back from prior garage.

*Signed by Gene Young 4/24/2023*

**Wetland Permit by Notification (PBN):**

1) **Alton Bay Christian Conference Center, 19 Winnie Ave, M34 L33** – The project proposes the installation of 15 jet ski lifts adjacent to existing legally installed seasonal docking structures on site. Each Jet Ski lift is proposed to be 14ft. in length by 5 ft. in width, total of 1,050 sq. ft.  
*signed by Gene Young on 4/26/2023*

2) **Lot 1, Lakeshore Realty Trust, 62 Temple Drive, M53 L3** – Replenishment of sand on more than 100 year old beach area which has been washed away over the years. Impact area is approximately 80 feet wide.

*After discussion, the Commission chose not to sign the application, and to send comments to the Wetlands Bureau. The Commission found the application incomplete (page 3), and the drawing and picture of the project lacking in sufficient detail and accuracy.*

**Shoreland Permit Applications:**

1) **Jayna B. Stevens Rev. Trust, 57 Indian Shore Road, M61 L15** – The project proposes to completely raze an existing non-conforming primary structure and to construct a new, more nearly conforming primary structure with greater setback from public waters and new subsurface disposal system.

*After discussion, the Commission had no concerns*

**New Business:**

• **Nonpublic session**

*Motion by Dana Rhodes to enter non-public session to consider legal advice received by the Commission, per RSA 91-A:3, II(l). Motion seconded by Earl Bagley. Roll call vote: E. Bagley-yea, D. Rhodes-yea, D. Mank-yea, G. Young-yea. By a vote of 4 yea, 0 nay, the Commission entered non-public session at 6:20 pm.*

*On a motion by D. Rhodes, seconded by D. Mank, the Commission voted unanimously to leave non-public session and reconvened in public session at 6:40 pm.*

*Motion by E. Bagley, seconded by D. Rhodes, to seal the minutes of the non-public session. Roll call vote: E. Bagley-yea, D. Rhodes-yea, D. Mank-yea, G. Young-yea. By a vote of 4 yea, 0 nay, the Commission sealed the minutes of the non-public session.*

**Commissioner Reports:** None

**Correspondence:**

• **Alton Conservation Land Stewardship (CLS) Field Visit**

*The chair informed the members that Jocelyn Duffy and Charlotte Harding from NH Conservation Land Stewardship (LCIP program), will be visiting Alton on May 17 to monitor the seven Alton properties obtained with the State's assistance. Members are invited to join them.*

*Heather Bishop from Lakes 101.5 FM radio station emailed the Commission asking for an interview regarding the Alton trails program as advertised in local newspapers. Russ Wilder will contact her to see if this is worthwhile.*

- 3) **Case #Z23-06, Andrew Sullivan, Esq., Agent for Green Oaks Realty, LLC, Owner, Map 5 Lot 72,398 Suncook Valley Road- A Special Exception is requested from Article 400, Section 401.D. 17 of the Zoning Ordinance to permit a Contractor yard on same site as gravel pit.**

*After discussion, the Commission decided to draft comments to add to the Department Head Review form after consulting with legal counsel on the appropriate language.*

**Date and time of next meeting:**

May 11<sup>th</sup>, 2023 6 P.M.

**Adjournment:**

*There being no further business, the meeting was adjourned at 6:45 pm*

