

ALTON CONSERVATION COMMISSION MINUTES OF MEETING

ALTON TOWN HALL
July 14, 2022 at 6:00 P.M.

Members and others Present:

Gene Young, Chairman

Dana Rhodes, Vice Chairman

Earl Bagley

Russ Wilder

Tom Diveny

David Mank

~~Rueben Wentworth, Selectmen's rep~~

Members Absent: Rueben Wentworth, Selectmen's rep

Call Meeting to Order: Called to order at 5:58 pm

Approval of Agenda: Agenda approved as printed

Presentations/Consultations:

1) 6:00 pm – Dalton Mountain Forestry, Bryan Comeau – Gilman Pond RFP proposal

The Commission met and interviewed Mr. Comeau, and discussed with him his proposal submitted in response to the Gilman Pond RFP.

2) 7:00 pm – New England Forestry Foundation, Peter Farrell – Gilman Pond RFP proposal

The Commission met and interviewed Mr. Farrell, and discussed with him his proposal submitted in response to the Gilman Pond RFP.

Approval of Minutes:

June 9, 2022 minutes – On a motion by Dana Rhodes, seconded by David Mank, the Commission voted 5 yea, with Tom Diveny abstaining, to approve the minutes of June 9, 2022.

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 Reviews:

1) Planning Bd case #P22-16 – CNA holdings, Inc., 84 Jesus Valley Road map14 lot 6

Proposal To subdivide Map 14 Lot 6 into four (4) lots of record. The parent lot would consist of 43.5AC, lot 1 would consist of 2.10AC; lot 2 would consist of 2.03AC; and lot 3 would consist of 2.35AC.

The Commission had no objection to this proposal.

1) ZBA case #Z22-08 – Sarah & Brett Marcimo, 229 Alton Mountain Road, Map 11 lot 13-2

A special exemption is requested to Article 400, Section 401 B.3 of the zoning ordinance to permit the establishment of a "Family Group child Care home".

Signed on June 30, 2022 by G. Young with comments: "at approximately 1.5 acres, the lot is undersized. We are concerned about the septic system's ability to handle the increased load, and the potential for negative effects of the groundwater and on neighbor's wells and septic systems."

- 2) **ZBA case #Z22-13 – Michael & Karen Arenburg, 499 East Side Drive, Map 40 lot 19**
 A variance is requested to Article 300, section 327 A.2 of the zoning ordinance to permit the installation of a 20' X 40' pole barn/garage that will be 1 foot from the ROW/property line along East Side Drive (Route 28A).
Signed on June 30, 2022 by G. Young with comments: "We see no potential negative effect to conservation values."

- 3) **ZBA case #Z22-16 – CNA Holdings, Inc., 84 Jesus Valley Road map 14 lot 6**
 An Equitable Waiver of Dimension is requested in accordance with Article 500, section 504B of the zoning ordinance to provide Equitable Waiver relief for the existing house which encroaches into the 25' ROW setback.
Signed on June 30, 2022 by G. Young with no concern

- 4) **ZBA case #Z22-14 – Thomas & Robin Nahill Revocable Trust, 16 Lionel Terrace map 40 lot 2-1**
 A special exemption is requested to article 300, section 320 H.3 of the zoning ordinance to permit replacement of the existing foundation with a poured concrete foundation that will result in an increase in the ridge height of approximately 18 inches.
Signed on June 30, 2022 by G. Young with no concern

- 5) **ZBA case #Z22-15 – Michael & Arline Flayhan, East Side Drive map 35 lot 27**
 A variance is requested to article 300, section 327 A.2 of the zoning ordinance to permit construction of a deck within the 25' ROW/property line setback.
Signed on June 30, 2022 by G. Young with comments: "Proposed site for the deck appears to be steep. Is it greater than 25%? Significant measures may be needed to prevent erosion."

Standard Wetlands Dredge and Fill Applications:

- 1) **Standard Dredge and Fill Wetlands Permit Application – Alexander and Mary Dauria, 6 Donald Drive, M37 L36** – Applicant proposes to prevent any further erosion to a bank on their property. A portion of their waterfront property is exposed to wave an ice action that has eroded a steep bank (about 35lineal feet) to which they wish to restore and to halt further bank erosion into the lake. The site is unique in that the bank is very steep from the house to the water and access to the restoration area will be limited and will for a lot of the proposed work to be done by hand. Runoff coming off the property seems to be collecting at the erosion area and is leading to further surface erosion in the lake. This permit is being prepared in conjunction with a Shoreland Permit-By Notification to repair a walkway above the top of bank. Cowardin Classification: L2UBH
The Commission had no objection to this application.

- 2) **Standard Dredge and Fill Wetlands Permit Application – Jason M. McKinney, 50 Minge Cove Road, M59 L2** – Applicant proposes to repair the re-stacking of an existing and conforming dry stone wall, 40' in length, 2' in height and 2' in width. It may require adding of some additional stone, 3" to 6" in size, to ensure stability of the wall. Any impacts will be minimal and temporary and no existing vegetation will be altered. The only tree in the vicinity of the wall will be untouched. Most of the work if not all, will be done in the dry. The work should last no longer than 5 days, depending on weather and the schedule of the contractor.
The Commission had no objection to this application.

- 3) **Standard Dredge and Fill Wetlands Permit Application – NH Department of Transportation – NH 11A over West Alton Brook, NHDOT ROW** – Proposed bridge repair to bridge 076/277 which carries 11A over West Alton Brook. Work will include replacement of the reinforced concrete deck and curb, as well as in kind repair of the abutment walls. Work to the substructure will include removal of the existing partial concrete invert along the east abutment, repair in kind the toe wall at the east abutment and repair in kind the footings of the west abutment. Existing rip rap at the wings will be re-stacked and rip rap will be carried through the structure along stream channel, past the footings, and tie in with rip rap at the wings along the east abutment. No proposed permanent impacts, repair of existing infrastructure. Temporary impacts for access to work area and installation of erosion control measures.

The Commission had no objection to this application.

- 4) **Standard Dredge and Fill Wetlands permit Application – Rattlesnake Island Association., Map 62, lot 21**
Remove existing wharf and install seasonal lift-up dock and connecting walkway.

The Commission noted a potential discrepancy on the plan, and comments: The plan indicates shoreline frontage of 144 ft. If this is correct, is the property allowed three slips?

- 5) **Standard Dredge and Fill Wetlands Permit Application – Brenda Rubbico Rev. Trust, 4 Notla Lane, Map 37, lot 45** – Repair existing “U” shaped dock in kind, request additional ice cluster on Northerly side, request two seasonal watercraft lifts, request after-the-fact approval of installed 12’ X 31’ seasonal canopy that was approved as a 12’ X 24’ canopy.

The Commission had no objection to this application.

Minimum Impact Expedited Applications:

- 1) **Joseph & Deborah Collins, Youngstown Road, Map 8, lot 18**

Proposal to cross a tier 1 intermittent stream, install two culverts

The Commission discussed the proposal to install two culverts rather than one larger culvert, but decided not to comment

Shoreland Permit Applications:

- 1) **Shoreland Permit Application – Paul & Heather Hardcastle, 38 Oneil Road, M22 L35** – Existing house will be demolished and a new more conforming house will be built. Septic tank will be relocated. A portion of the existing parking area will be converted into a permeable surface.

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, 0 no, motion passed.

- 2) **Alexander Khutoretsky, 74 Alton Shores Road, map 72, lot 2-1**

Re-locate existing cottage onto new foundation on the lot, install new spetic system and well. Porous walkways, porous patio, and drip edges to be installed

The Commission had no objection to the application

- 3) **Thomas Nahill Rev. Trust, 16 Lionel Terrace, Map 40, lot2-1**

Permit replacement of the existing foundation with a poured concrete foundation that will result in an increase in the ridge height of approximately 18 inches.

The Commission had no objection to this application

- 4) **Michael Harrison, 10 Cascade Terrace, map 39, lot 14**

Add a shed, replace deteriorated retaining wall, re-grade slope, install drip edges

The Commission had no objection to this application

Reoccurring/Unfinished Business & Projects:

- 1) **Lake Lay Monitoring Program** – *Tom Diveny reported that the first tests and training session occurred on June 10. Participants were: Tom Diveny, Bob Craycraft, Don Cundy, Brianna Rossiter of Merrymeeting Lake Assn, and John and Sue Kiefer, owners and operators of the boat. Reimbursement for the use of a boat was discussed, and it was noted that the 2021 FEMA Equipment Reimbursement Schedule lists a motor boat at \$12.xx per hour. The testing/training session took four hours. Tom will see if \$50 per trip is acceptable to the Kiefers. The crew checked several sites for orientation and discovered that they were in very deep water, so Robert Craycraft will be providing additional anchor line so that testing can be done while anchored. Items that were monitored include: visual observations of weather and water conditions, temperature profiles taken from half a meter to 10 meters, Secchi Disk Transparency with view scope. Next sampling will be done the last week of July.*
- 2) **Property monitoring and reports** *nothing to report*
- 3) **Green Oak Realty gravel pit** *nothing to report*
- 4) **Natural Resource Inventory Update** *A draft of the update was received last week. The Commissioners will review it and discuss further at the next meeting. Russ Wilder suggested sharing the draft with the Master Plan consultant to see if anything in it should be included the Master Plan. The Commission agreed to share the draft.*
- 5) **Gilman Pond management plan RFP's** – *Russ Wilder and Dana Rhodes volunteered to contact references for Mr. Comeau and Mr. Farrell. The Commission will select a contractor at the July 28 meeting.*

Commissioner Reports:

Member Reports- *Russ Wilder reported on the meeting/hike at Mt. Major on July 13 that was held to review the Forest Society's plan for a new section of trail to replace the existing steep and eroded section that parallels Ames Road. The attendants were favorably impressed with the quality of the proposed trail. The Commission and Fire Dept. will have to work with SPNHF to develop a plan to keep Ames Road open to emergency vehicles.*

Notice of Intent to Cut Timber

- 1) **Alice Ziegler Rev. Trust, Map 9, lot 9**
- 2) **Roger Sample, map 9, lot 53-2**

Correspondence:

- 1) **NHDES Wetlands and Non-Site Specific Permit – Town of Alton, M34 L36**
- 2) **NHDES Disqualified Seasonal Dock Notification of Lakes and Ponds – 56 East Side Dr., M33 L24.**
- 3) **ACC Letter to Forest Society Proposal to relocate Blue Trail on Mount Major**
- 4) **NHDES Disqualified Seasonal Dock Notification for Lakes Ponds – Rodyny M Elliott – Rte 28 a, M33 L24A**
- 5) **Budget Report to June, 2022**

Date and Time of Next Meeting:

July 28, 2022, 6:00 pm

Adjournment: There being no further business, the meeting was adjourned at 8:05 pm

Respectfully submitted,

Gene Young, chairman