

**ALTON CONSERVATION COMMISSION
MINUTES OF MEETING**

ALTON TOWN HALL

August 26, 2021 at 6:00 P.M.

Approved
9/23/21
[Signature]

Members and others Present:

Gene Young, Chairman

Russ Wilder

Melinda Ferreira, Secretary

Quinn Golden, Vice Chairman

Dana Rhodes

David Mank

Earl Bagley

Bob Doyle

Members Absent:

Virgil Macdonald, Selectmen's Rep

Tom Diveny, Alternate

Call Meeting to Order: Gene Young, Chairman, called the meeting to order at 6pm.

Public Announcements: None.

Approval of Agenda: G.Young moved new Alternate Applicant, David Mank up from New Business to Presentations.

Presentations/Consultations:

- 1) **New Alternate- David Mank-** Was present to introduce himself and meet with the Commission this evening. D.Mank stated he lives beside the Green Oak property and has a conservation easement on his own parcel of land. After a brief positive discussion, R.Wilder made the motion to accept David Mank as an Alternate and to forward his application to the Board of Selectmen for their approval and formal appointment. B.Doyle seconded the motion. All were in favor. Motion passed.

Approval of Minutes:

August 12, 2021- R.Wilder made the motion to approve the August 12th minutes with the correction being made under Reoccurring Business Item #8- Mountain Bike Trail Proposal, that G.Young, not R.Wilder, stated it was a 100' buffer, not 200' buffer, which Trout Unlimited wanted around Hurd Brook. He was seconded by D.Rhodes. All were in favor. 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 Agenda Items:

- 1) **Z21-21: Lambert, Susan & Michael & Fay, Kristine & Anthony, Sanctuary Ln, M37 L32-** Applicant requests a Variance of the Zoning Ordinance to permit the construction of a new home 20' into the 25' front setback within the Lakeshore Residential (LR) Zone.
There were no concerns as there are no wetlands on the property.
- 2) **Z21-22, 23 & 24: Alton Bay Christian Conference Center (ABCA), Beacon Ave Cottage #1, #2 & #3, M34 L33-** Applicant requests a Special Exception of the Zoning Ordinance to permit the expansion of use by the construction of 3 cottages in the Lakeshore Residential (LR) Zone.

Brief discussion over there being no wetlands on the property, so no concerns; but G.Young posed the question if Planning/Zoning could clarify the Zoning Regulations that they were being asked to weigh in on. M.Ferreira is to bring it up to their office. No further concerns.

Standard Wetlands Dredge and Fill Applications:

1) **Sun Water Holding Company LLC, 262 Damon Dr, M46 L18-** Applicant proposes to install a permanent piling supported boatlift and a 14x30ft seasonal canopy, in addition to repairing existing dockage and breakwater.
The Commission found no concerns.

2) **Tourison, Maurice Living Trust, 209 Damon Dr, M46 L7-** Applicant proposes to repair the existing breakwater in-kind using existing materials. No change in size, location or configuration is proposed.
After a brief discussion, the Commission found no concerns.

Wetland Permit by Notification (PBN): None.

Minimum Impact Expedited Applications: None.

Shoreland Permit Applications:

1) **Tilton, Mark & Fadden, Maureen- 293 Main St, M31 L25-** Applicant proposes to construct a new house with garage and apartment on site of a previous home site that was destroyed by fire. A new septic system and stormwater measures to be installed.
The Commission discussed that the home is going in nearly the same place and found no concerns.

Shoreland Permit by Notification (PBN):

1) **Richardson, Russell & Donna Marie- 76 Rattlesnake Island, M75 L45-** Applicant proposes to impact 324 sf within the shoreland zone to install a new accessory building placed approximately 76' from the lake on nine sono-tubes which are to be hand dug. Temporary impacts are limited to footprint of building (324 sf). Total impact within the shoreland zone equals 648 sf.
The Commission liked that the work was being performed by hand. They had no concerns.

Notification of Routine Roadway Maintenance Activities: None

Reoccurring/Unfinished Business & Projects:

1) **Green Oak Realty-** M.Ferreira reiterated the email update stating that the LLC's agent had now also been served the Town Cease & Desist Notice. After the statutory time limit for their response has passed, if they continue to operate, the Town can then take the matter to Superior Court where the Court will then order their own Cease & Desist Order as well.

2) **Monitoring-** It was agreed that at the next Meeting in September, the Commission will take a half hour to go over the GAIA GPS monitoring website program to understand how it works. Because the conservation easements were purchased with LCHIP state/federal funds, the Commission is obliged to monitor those properties and to submit a report to the State. This system will allow the monitoring to become more digital, creating GPS tracks, photos, etc. and thus make the files more easily maintained & accessible.

- 3) **Canoe & Kayak Access to Merrymeeting River-** Q.Golden recapped what he reported at the last meeting that he'd followed up with NH Fish & Game who approved of what the Commission was trying to do with this land acquisition, but would not be able to financially assist us. He then contacted NHDOT, and spoke with George Gubitose, who works for this District and also saw no issues; stating there were already existing driveway permits that would be transferred over to the Commission for access off of Route 28. The next step is to speak with the current owner again to ensure he agrees to accepting no more than the appraised value of the property; and to get his written permission for the Commission to work with DES to pull the existing survey study of any endangered plants and animals species on the lot which would be necessary for the Commission's filing of a DES permit to create canoe access on the River. D.Rhodes stated he thought this was already discussed with Mr.Bissell at an earlier meeting and that he was amenable to all this at that time. G.Young agreed that it was, but they would just like something such as a Letter of Intent from owner, Brad Bissell so that everything is in writing. This way there is something concrete to go to the Board of Selectmen and have a Public Hearing with, before any funds can come out of the Savings Account. Then the Commission will be able to move forward fairly quickly and acquire the property. The hold up right now is getting the Appraisal done which is being worked on.
- 4) **Gaia GPS Professional Account-** See Item#2 Above for Update.
- 5) **Gilman Pond Field Mowing- Rodney Sanborn (2016), Benjamin Thompson 534-4494 (2018), Andrew Morse 817-8191, Burt Morse 455-2605, Dave Avery 569-9162** – No one on the list has said they're able to mow the fields this year. Burt Morse was to get back to us a few months ago, but after several messages, no phone calls were ever returned.
- 6) **Shape Files for Timbers, PMHS & Hussy Properties-** Nothing new to report.
- 7) **Natural Resource Inventory Update-** Nothing new to report.
- 8) **NH Lakes-** \$300 Invoice received. G.Young informed the Commission we were going to have another meeting with the individual who runs the boat cleaning program this fall.
- 9) **NHACC-** \$525 Invoice received. After brief discussion, D.Rhodes made the motion to pay both Membership Invoices and was seconded by Q.Golden. All were in favor. Motion passed.

New Business:

Notice of Intent to Cut Timber: None.

Commissioner Reports:

Chair Report-

- 1) G.Young informed the Commission he learned recently there was a water sample monitoring program run by UNH for lakes all over the State and had been doing it in Alton Bay, but it's no longer being done. He contacted Pat Tarpey, Executive Director of the Lake Winnepesaukee Association (LWA) who is involved in monitoring the big lake. She will be coming to the Commission's November 11th meeting along with Bob Craycraft, who runs the monitoring program for UNH to find out what's involved and see if water monitoring can be revived in the Bay. Discussion ensued over different ways to perhaps watch over and contribute to the continuation of these monitoring programs. Q.Golden asked if anyone was testing for

Cyanobacteria blooms on the lake to which G.Young responded that DES still does some at the public beaches.

Vice Chair Report-

- 1) Q.Golden reminded the Commission that this was his last meeting and was stepping down. The Commission regretfully accepted his resignation and thanked him for all his service over the years.

Member Reports-

- 1) R.Wilder informed the Commission that there is currently a yellow bloom of gloeotrichia echinulataalgae in the lake. It forms yellow streaks in the water and will make you itch if come in contact with.
- 2) D.Rhodes communicated to the Commission that the past several weeks, several members have met at the Mike Burke Trailhead on Avery Hill Rd to install a repurposed information kiosk that Bob and Russ transported from the Mount Major parking area. It's nearly complete and next week Scott Kinmon, DPW Director, will come with a backhoe to put the roof on. Q.Golden asked for some pics and paragraph or two so he can get it on social media and write up in the local paper. All agreed.
- 3) B.Doyle indicated that he too needed to step down due to his hearing impairment and subsequent inability to hear the goings on of the meeting. Discussion ensued over perhaps other ways to boost his listening through possibly running headphones into the microphone system when in the 2nd floor meeting room. The downstairs Heidke Room however has no such sound system. It was agreed that the Commission would make the inquiry to the Town's IT person.
- 4) Monday, August 30th at 8am, a few Commissioners will meet at the Mike Burke Alton Town Forest Trailhead on Avery Hill Rd to continue work on the kiosk.

Correspondence:

- 1) Budgeted Expense Sheet/Bank Statements
- 2) Letter from ConCom to Magraw-Sunset Shore Dr- Request for Land Conservancy
- 3) Email from ConCom to Lake Winni Association- Boat Launch Monitoring Program
- 4) Email from ConCom to Scott Simonds- Mowing the Capped Landfill
- 5) DES Shoreland Permit-Payzant- 183 Sunset Shore Dr, M70 L31
- 6) DES Violation Letter- Waystack- 40 Elm St, M65 L72
- 7) DES Town Landfill, Hurd Hill Rd Groundwater Quality Monitoring Letter
- 8) BCCD Email RE: Grant Approvals from National Fish & Wildlife Foundation- G.Young informed the Commission that we've gotten confirmation from BCCD that they have tentative approval for the grant they applied for, which means the Town will get money for the Gilman Pond Management Plan. Brief discussion ensued over the presence of the Small Whorled Pogonia orchid in the area, and the Commission maybe having to supplement that grant money a little bit. G.Young has proactively arranged for a couple of thousand dollars in next year's budget for that purpose.

Date and Time of Next Meeting:

Thursday, September 9, 2021, at 6:00pm

Adjournment: There being no further business, D. Rhodes made the motion to adjourn at 7:00pm and was seconded by B.Doyle. All were in favor.

Respectfully Submitted,
Melinda N Ferreira
Building Dept/Conservation Secretary