

Members Present: Co-Chair, Justine Gengras, Co- Chair, Earl Bagley; Roger Burgess, and David Lawrence

Others Present: Lisa Casaccio, Mr. & Mrs. Arthur Pickett, Sr., Arthur Pickett, Jr.

Members Absent: Thomas Hoopes, Stephan McMahon as Selectman's representative.

Call Meeting to Order:

Co-Chairman E. Bagley called the meeting to order at 7:00p.m.

Approval of Agenda:

Motion made by, J. Gengras, seconded by D. Lawrence to review the Minimum Impact Expedited submitted by Peter & Sally Allen before the Standard Dredge & Fill Applications, also to include under Permit By Notification – Ray Dezenzo. The amended agenda was approved with all in favor.

Approval of Minutes:

Approval of minutes from September 8, 2005 meeting.

Motion made by J. Gengras, seconded by E. Bagley to approve the minutes from September 8, 2005 with the following corrections under Other Business – No Hunting signs posted at the Town Forest need replacing and that J. Gengras and someone will monitor the Parkhurst and Barbarossa sites while D. Lawrence will monitor the Seavey, Hoopes, and Eley sites, motion carried with all in favor.

Presentations:

None at this time

Standard Dredge and Fill:

1. William Berry Map 65 Lots 86&62 – Replace 2 fender piling dock add one fender piling 12' off to the side of existing dock.

Discussion:

Commissioners reviewed and discussed to send standard letter of no objection.

Motion made by R. Burgess and seconded by J. Gengras to send standard letter of no objection. Motion carried all in favor.

2. Sedlari Construction Map 10 Lots 16 & 16-2 – Planning to develop a 50-acre tract into a 15 lot single-family subdivision. The tract is located off of Alton Mountain Road near Avery Hill Road in Alton, New Hampshire. Three of the lots will front onto Alton Mountain Road.

The remaining 12 lots will front onto a new proposed street. All lots will be served with water wells and septic systems. (Continued from 8-25-05 meeting).

Discussion:

The Town of Alton currently has an Interim Growth Management Ordinance (IGMO) in effect until December 31, 2005. The IGMO basically states that the Town of Alton Planning Board will not review subdivisions with more than three lots. During 2005, the Planning Board is updating the Alton Master Plan, which will result in changes in zoning and subdivision regulations.

While the IGMO is in effect the Conservation Commission will not recommend approval for any permit applications for subdivisions larger than 3 lots, as these larger subdivisions cannot be legally accepted by the Planning Board at this time. Also, because new zoning and subdivision regulations may be in effect after December 31, 2005, subdivisions designed under current regulations may require revisions.

Project Area:

The proposed project is situated on the lower slopes of Avery Hill Road on the north side of Alton Mountain Road. The forested tract has irregular terrain and steep slopes dissected by multiple seasonal streams. A major perennial stream, Watson Brook borders the parcel on the west and north sides.

The Commission field inspected the proposed project area on September 8, 2005 with the project owner and his engineer.

Commission Concerns:

The Conservation Commission has the following concerns with the proposed project:

1. The plan submitted with the application shows the proposed subdivision access road superimposed on existing land contours. The application does not include a project plan which shows proposed changes in topography as a result of access road construction and lot development per Wt 309.09(a)
2. All three stream crossings for the proposed subdivision access road cross the stream diagonally. One crossing will require a 100 ft culvert. These diagonal stream crossings maximize rather than minimize the wetlands impacts of stream crossings.
3. Two wetlands impacts, also stream crossings, are for driveways. Both are located in areas of steep slope. A lesser impact would be one driveway serving the two lots.
4. Site drainage and hydrology are important issues on this property. During spring runoff and heavy rain events, the parcel receives substantial runoff from slopes to the south and east, as well as from Alton Mountain Road. In addition, tree removal for the access road and lot development will affect site hydrology and seasonal streams draining the parcel. It is unclear to the Commission if the development plans adequately address these potential problems.
5. Historic cultural remains in the form of a cellar-hole and dry laid stone alignments were observed during the site inspection. The project parcel was associated with early Alton Mountain historic settlement and historical archaeological review of the parcel may be required.

The Commission requests that a wetlands inspector view the proposed project area.

Should this project proposal require revisions due to changes in Alton's regulations after December 31, 2005, the Commission will provide additional comments.

Motion made by J. Gengras, seconded by E. Bagley to send the above commented to NH Wetlands Bureau. The motion passed by unanimous voice vote.

3. Kristina Ramey Map 1 Lot 9 – The applicant wishes to gain access to the rear portion of the lot for construction purposes by using an old farming road.

Discussion:

The Commissioners discussed and reviewed the application and decided to send a letter of no objection with comments. The Commissioners find no other alternative route to access the back of the lot and in general, the Commissioners do not support the magnitude of this accumulative level of impact for a single residence.

Motion made by E. Bagley and seconded by J. Gengras to send letter of no objection with comments. Motion carried all in favor.

Notification of Routine Roadway and Railway Maintenance Activities

None at this time

Permit by Notification:

1. Ray Dezenzo Map 80 Lot 9 – Replenish beach sand in permitted perch beach.

Discussion:

The Commissioners reviewed the application and found it meets NHDES rules.

Motion made by J. Gengras and seconded by D. Lawrence for E. Bagley to sign notification.

Minimum Impact Expedited

1. Paul Beckett Map 12 Lot 17 – Dredge and fill 300 square feet of seasonal drainage for proposed access road to a 9-lot subdivision (includes existing developed lot). (Continued from 9-8-05 meeting)

Discussion:

The Conservation Commission discussed whether to sign the above referenced application, even though it appears to meet NH Wetlands Bureau rules.

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While the IGMO is in effect the Conservation Commission will not recommend approval for any permit applications for subdivisions larger than 3 lots, as these larger subdivisions cannot be legally accepted by the Alton Planning Board at this time. Also, because new zoning and subdivision regulations may be in effect after December 31, 2005, subdivisions designed under current regulations may require revisions.

Motion made by J. Gengras and seconded by E. Bagley to not sign the application and send comments in a letter to NHDES. Motion carried all in favor.

2. Peter & Sally Allen Map 41 Lot 5 – Replace existing grandfathered permanent docking structure with new seasonal hinged docking structure.

Discussion:

Abutters attended the Commission's September 22, 2005 meeting and objected to the dock replacement. One abutter provided written information that the dock is precisely located on the property line for 2 lots and that both lots have deeded rights to the dock. The application does not contain a letter from the abutter who shares the use of the dock stating no objection to the dock replacement. Mr. Allen's lot only has 41 ft of frontage therefore, it appears that NHWB rules will not permit construction of a second dock on Mr. Allen's lot as long as the shared dock exists.

Motion made by E. Bagley and seconded by J. Gengras to not sign the application and send the comments explaining why the applications was not signed to NHDES.

Commissioner Reports:

None at this time

Other Business:

1. 2006 Budget Worksheet from Finance Department - FYI

Discussion:

J. Gengras has a meeting with the Town Administrator and the Board of Selectmen

2. Clough-Morrill draft letter from T. Hoopes sent to J. Gengras and E. Bagley

Discussion:

Commissioners decided to write a letter to Joe Houle and request a meeting with the Trustees of Trust Funds and use T. Hoopes as a contact. The Commissioners do not receive a response in ten days then a phone call will be made to schedule the meeting.

Motion made by J. Gengras and seconded by D. Lawrence for a letter to be drafted and followed up with a phone call if there is no response in ten days. Motion carried all in favor.

3. Association of Conservation Commissions - Membership dues

Discussion:

The list needs to be updated to make sure all of the information is correct and sent back to the Association of Conservation Commissions.

5. NH Planning and Land Use Books - Fees

Discussion:

The Commissioners decided to order the books with the CD Roms

Motion made by R. Burgess and seconded by E. Bagley to purchase the land use books from the Conservation budget. Motion carried with all in favor.

6. 16th Annual NH Tree Farm Field Day Invitation

Discussion:

No action taken by the Commissioners

7. Monziona response letter to the state on their request for more information letter. - FYI

Discussion:

No action taken at this time

8. Interim Growth Management Ordinance (IGMO)

Discussion:

Motion made by J. Gengras and seconded by E. Bagley for the Commission not to recommend any wetlands approval for subdivision of more than 3 lots. The motion passed with all in favor.

Adjournment:

Motion made by J. Gengras seconded by R. Burgess to adjourn at 9:35pm. Motion carried by unanimous vote.

Respectfully submitted,

Jennifer M. Fortin
Secretary to the Conservation Commission