

**ALTON CONSERVATION COMMISSION
MINUTES OF MEETING**

ALTON TOWN HALL

September 23, 2021 at 6:00 P.M.

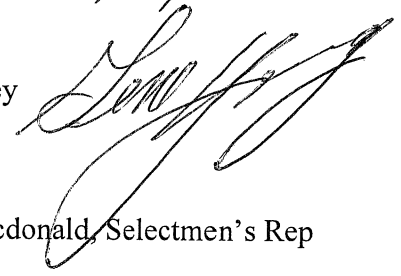
*Approved
10/14/21*

Members and others Present:

Gene Young, Chairman
Russ Wilder

Dana Rhodes
Melinda Ferreira, Secretary

Earl Bagley



Members Absent:

Bob Doyle

Tom Diveny, Alternate

Virgil Macdonald, Selectmen's Rep

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

Public Announcements: None.

Approval of Agenda: Agenda was approved as written.

Presentations/Consultations:

Gaia GPS Orientation- G.Young handed out a Gaia informational sheet and prepared a brief demonstration using the projection screen to instruct members how to use the Gaia program to keep track of the Commission's land monitoring. Some have been using it for the past year, while others aren't as familiar with it yet. The program allows monitoring to become as automated as possible to save time shuffling everything around. A few key points were:

- Each user needs to setup their own premium account which costs \$40 per year. That account is then linked to the Commission's account in order to see all the tracks in Town.
- Turn off setting for auto syncing with Gaia. When out in the field creating new tracks, keep syncing off so Wi-Fi/data syncing is only done once you specifically allow it to at home in full Wi-Fi; otherwise it may not sync correctly.
- Add notes to Waypoints and not the picture itself. Once done, you can put that in the appropriate folder for each property, and then it gets linked to the Con/Com's account, and then we all have access.
- When making a track or taking a picture, go to *Tracks*, then to the appropriate folder & click *File to Folder*.

Approval of Minutes:

August 26, 2021- R.Wilder made the motion to approve the August 26th Minutes and 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 Department Head Review Agenda Items:

- 1) **P21-22, Genevieve & Scott Michaud, 915 Suncook Valley Rd, M2 L15-** Final Minor Site Plan Review- Applicant proposes to expand a current food truck business that will be housed in a 1067sqft existing building. It will consist of indoor seating, and will offer counter service café style food. (*G.Young signed off on 9/15/21*)

- 2) **Z21-25, Janette Alimi & Brian Keenan, Hopewell Rd, M21 L5-6-** Applicant requests a Special Exception from Article 300, Section 319 of the Zoning Ordinance to permit an Accessory Dwelling Unit in the Lakeshore Residential (LR) Zone.
The Commission could not find the ADU on the included plans; therefore the comment to Planning was to indicate as such.

Standard Wetlands Dredge and Fill Applications:

- 1) **Dean & Lorraine Boucher, 30 Varney Rd, M22 L18-** Applicant proposes to replace existing 59sqft timber retaining wall with a 66sqft stone block retaining wall; replace existing set of steps within the bank with same size stone steps; repair the loose stone perched beach stabilization stone with like sized riprap and a 10cu yd beach sand replenishment. All work will take place in the dry, during the drawdown of Halfmoon Lake. Total permanent impact for the repair and replacement of structures will be 639sqft with 355sqft of temporary impact, for a total of 994sqft of impact.

Brief discussion ensued over Best Management Practices. The Commission indicated its' comment to DES should advise BMP be used which would call for stone riprap vs block wall with a 2:1 slope.

- 2) **Brian Keenan & Ali Alimi, Hopewell Rd, M21 L5-6-** Applicant proposes to build a 1070sqft rock breakwater 6'w piling pier, 2 tie off pilings, 2 seasonal PWC lifts, 1 boatlift & a 32'x34' dug-in boathouse to provide 3 protected boatslips/safe docking. Also build a 350sqft perched beach and 4' wide stepped access over the bank (312sqft). Dredging will consist of approx. 750sqft and will be removed from wetlands jurisdiction. Dock qualifies for permanent dock construction pursuant to Env-Wt. 513.04 and breakwater construction pursuant to Env-Wt. 512. The watercraft lifts shall comply with Env-Wt. 513.05 and Env-Wt. 513.21 The project meets Env-Wt.311.07 Demonstration of Avoidance & Minimization by providing for 2 boatslips within the applicants property thereby reducing permanent impacts within the lake. The project meets Env-Wt. 307.13(a) Property Line Setbacks and Env-Wt.513.10 Setback Requirements for Docking Structures.

R. Wilder discussed the nearby eagle's nest and the USF&WS's decision that the eagle is no longer an endangered/threatened species. The USF&WS however does give the homeowner guidelines for construction and with the neighboring lot which will also be under construction shortly. Discussion then ensued regarding the boathouse's water elevation and exposure to high waves which R. Wilder thinks will impede boat access during choppy days; as well as the high probability the proposed turbidity curtain will fail due to that having to be done before the breakwater is built. This will in turn, cause the earthen cofferdam to fail. The Commission's comment to DES is that this location on Clay Point does not have calm water as it's exposed to the whole length of the lake and therefore has high waves. This would thereby cause a high probability of the turbidity curtain failing, and in turn the temporary earth cofferdam would also likely fail.

Wetland Permit by Notification (PBN):

- 1) **Elizabeth McKay, 126 Levitt Rd, M67 M2-** Applicant proposes to remove and replace their existing 20.5'x4' seasonal dock with a new 30'x6' seasonal dock. The new dock will be located within a portion of the old dock's footprint. This project requires 180sqft of permanent impact to the lake. Proper sediment and erosion controls will be installed prior to the work and maintained until the work/debris removal has been completed. (*G. Young signed off on 8/30/21*) *The Commission had no further comments.*

Minimum Impact Expedited Applications: None

Shoreland Permit Applications:

- 1) **Nicholas & Becky Mourgenos, 17 Echo Point Rd, M40 L44-1-** Applicant proposes to install new driveway/parking area with sections of it being made of pervious pavement. They are also proposing to install a stone infiltration drip edge along a section of the house; replace a section of existing stairs; and to remove sections of the existing impervious driveway/pavement with some portions being replaced with pervious pavement and other areas will be reverted back to lawn. *The Commission had no comments. Brief discussion over the structure setbacks and improvement to the area.*
- 2) **John Thomson & Karen Girard, 80 Loon Cove Rd, M49 L39-** Applicant proposes to rebuild home that burned down this year. Proposed home will be 2248sqft with associated deck, pervious patio, garage and driveway. Home will not be any closer to the reference line than the prior and replaces the prior patio with a pervious one. *R.Wilder noticed there was no topo on the plans. Brief discussion ensued over the sandy material of the big hill onsite behind the home. The Commission's comment to DES is that the topography behind the house should be carefully considered for erosion control due to the sandy nature of the soil.*
- 3) **Joseph Bahnan, 96 Riverlake St, M8 L37-5-** Applicant proposes to demo & rebuild a single family home and related utilities and improvements. *The Commission had no concerns.*
- 4) **Robert Rowinski & Pamela Rowinski Family Irrevocable Trusts, 64 Minge Cove Rd, M59 L9-** Applicant proposes to replace the existing residence located 35' from the shoreline with a new residence located 40' from the shore (no living space will be within 50' of the shoreline). Modify existing driveway, remove driveway leading down to the boathouse (vegetate exposed soils); and install a new septic system if necessary. *G.Young noted it looks like an improvement due to removal of the driveway and new septic system. No concerns were noted.*
- 5) **Spring St Realty Trust- Michael & Tamara Fellman, Trustees, 150 Spring St, M38 L4-** Applicant proposes to raze the existing house and construct new home 1 ft back, with new well, septic and pervious paver driveway. This will reduce impervious area on the lot. *Brief discussion ensued. The Commission had no concerns.*

Shoreland Permit by Notification (PBN): None

Notification of Routine Roadway Maintenance Activities: None

Reoccurring/Unfinished Business & Projects:

- 1) **Green Oak Realty-** Nothing new. Still waiting for the Cease & Desist Order to work its way through the Superior Court process.
- 2) **Monitoring-** AMR_Gontarz Marsh Fee Final- G.Young and D.Rhodes discussed the conservation land's pond and beaver population. The beaver on adjacent property have been damming up some water that's probably only 1-2' below the level where they're building a house on a nearby piece of land. Discussion ensued. G.Young mentioned in Google Spreadsheets, there's a document that lists all of the Conservation lands being monitored. He would like to make more of an effort to make contact with the owners of the Conservation Easements this year, as well as trying to keep an eye out for invasive species such as bittersweet and Japanese knotweed. In addition, anywhere where there's road frontage, he'd like members to take a look at the road drainage/runoff to prevent issues such as what happened on the Hoopes property this year, where a lot of sediment was being washed onto the property, which the Town

did address. G.Young also stated at the next meeting, the monitoring properties should be divvied up to see who can do which parcels.

D.Rhodes made the motion to accept the monitoring report and attach it to this meeting's minutes. He was seconded by R.Wilder. All were in favor. Motion passed.

- 3) **Canoe & Kayak Access to Merrymeeting River-** D.Rhodes reiterated the pseudo-agreement with Mr.Bissell regarding his lot on Rte 28. Discussion ensued over the quality of the canoe access, with the amount of the pond weed there being a challenge for kayakers on this piece. G.Young thought perhaps the Commission should refocus on other land with better suited access to the River. R.Wilder brought up that there was access at the other end at the tennis courts and Liberty Tree Park that maybe the Town would be better off putting money into improving that access already owned by the Town; rather than spend money on a parcel where the owner isn't willing to sell for a reasonable amount that we can afford. D.Rhodes also stated that the Realtor, Derek Walston, who the Commission dealt with in the spring for the lot on Rte 11, contacted him again with a new proposition of the same offer but with the clause that the Commission let the property still stay on the market, and only have a right of first refusal for whatever other offer came along. The Commission didn't think it was worth making an offer of the same \$250k with the new contingency, while the Commission would be waiting for the grant approval, but agreed it would be a nice piece for access and to conserve. Further discussion ensued. G.Young thinks the Commission should just wait until March then, if it's still available, make an offer of \$250k or appraised value, whichever is less. R.Wilder agreed.
- 4) **Gaia GPS Professional Account-** Workshop today under Presentations.
- 5) **Gilman Pond Field Mowing-** G.Young stated Mike Nemser called him a week ago to let him know Dave of Camire Tree Service in Rochester could do mowing in late October for \$250-\$400. The Commission agreed it was a good idea to have him do it. Brief discussion ensued over perhaps it would be wise to have it mowed every year, vs, every other, to make it more attractive for the mowing company to want to keep the contract each year. The Commission agreed. G.Young will talk to him about that.
- 6) **Shape Files for Timbers, PMHS & Hussy Properties-** Nothing new.
- 7) **Natural Resource Inventory Update-** Steven Moroni, Assistant Project Manager has submitted an update indicating good progress is being made. They are currently coordinating with Marty Cornelissen in regards to the historical/cultural map and info; and also waiting on additional stream & aquifer data from NH DES to add into the maps.
- 8) **Proposed Bike Trails-** G.Young informed the Commission that he wrote up a response to the mountain bike trail proposal for the Commission's approval. If approved, he will work it into a letter to Mr. Balint with copies to BOS, Parks & Rec and Highway Dept. Discussion ensued.
R.Wilder made a motion to accept the mountain bike trail proposal from Jamey Balint on Map 15 Lot 49 and was seconded by D.Rhodes. All were opposed. Motion Failed.

New Business:

- 1) **Election of New Vice Chair-** Discussion ensued over the duties and election of a new Vice Chair.
R.Wilder motioned for D.Rhodes to take the Vice Chair position and was seconded by E.Bagley. All were in favor. Motion passed.

Notice of Intent to Cut Timber:

- 1) Prospect Forest Enterprises LLC- Peter Farrell- Stockbridge Corner, Chamberlain & Valley Rds- M6 L27, 31, 28-5, 28-6, 31-2 and M3 L22 & 23
- 2) Leopold & Fiona Piecuch Living Trust- Mount Major Hwy (Rte 11)- M16 L25
- 3) Green Acre Woodlands Inc- Hayes Rd & Rines Rd- M19 L44 & 49
- 4) David & Melissa Sykes- Rand Hill Rd, M14 L13

Commissioner Reports:

Chairman Report- G.Young informed the Commission he received a call from Mike Nemser who owns the 28acre parcel at the corner of Chestnut Cove Rd & Rte 28 that has a conservation easement. The Wildflower folks were up checking on the Pogonia and asked him if they could do a little cutting to open up some areas. He asked G.Young if the Commission would have any objection to his doing a more extensive harvest and donating the proceedings to the Wildflower organization. He suggested Mike contact Charlie Moreno, who is a Forester from Strafford with a light touch philosophy, and who has supervised the Strafford Town Forest which has the biggest collection of known Pogonia around. Brief discussion ensued; the Commission agreed it was a good idea.

Vice Chair Report- N/A

Member Reports- R.Wilder apprised the Commission of a potential Conservation parcel in West Alton. It is a 112 acre parcel that LRCT is interested in pursuing, next to Brian Fortier's property and behind the Fire Station. It has all been logged previously and encompasses a former cranberry bog. Discussion ensued. G.Young and he are to walk the property within 2 weeks.

Correspondence:

- 1) Budgeted Expense Sheet/Bank Statements
- 2) DES Notice- Forestry SPN- Piecuch Living Trust- Mount Major Hwy (Rte 11)- M16 L25
- 3) DES Wetlands Permit- Robert & Therese Morin- 328 Sleeper Island- M73 L45
- 4) DES Shoreland Permit- Funk Family Trust- 57 Sawmill Brook Rd- M41 L38
- 5) DES Wetlands Permit- Arthur Tzianabos- 20 Olive St- M65 L62
- 6) DES Letter of Compliance- Peter & Jill Caputo- 85 Rollins Rd, M63 L37
- 7) DES RFMI- 20 Piper's Point Ln, M21A L2
- 8) DES Wetlands Permit- Michael Ramsey- 15 Campfire Cir, M18 L29-17
- 9) DES RFMI- 14 Litch Ln- Puleo- M38 L42
- 10) DES RFMI- 258 Sleeper Island- Koning- M74 L41
- 11) DES RFMI- 22 Acorn Ave- Cam Realty Trust c/o Marlow- M66 L33

Date and Time of Next Meeting:

Thursday, October 14, 2021, at 6:00pm

Adjournment: There being no further business, the Chair adjourned the meeting at 7:33pm.

Respectfully Submitted,

Melinda N Ferreira
Building Dept/Conservation Secretary

Monitoring Inspection Description

Provide a detailed description of where you walked and what you observed.

List man-made alterations and management activities (conducted or planned) noting extent, location, and purpose. Examples include: construction, trails, timber harvest, clearing new fields, etc. Please note if management activities being conducted are in accordance with a current Stewardship / Forest Management Plan. List natural alterations / occurrences - Examples: erosion, fire, ice, invasive species, flora / fauna, etc. Note locations and attach maps, photos, illustrations, etc. List all people in attendance.

* Attached to this report are: GPS Track ___ Sketch / Photos ___ Other (please list)

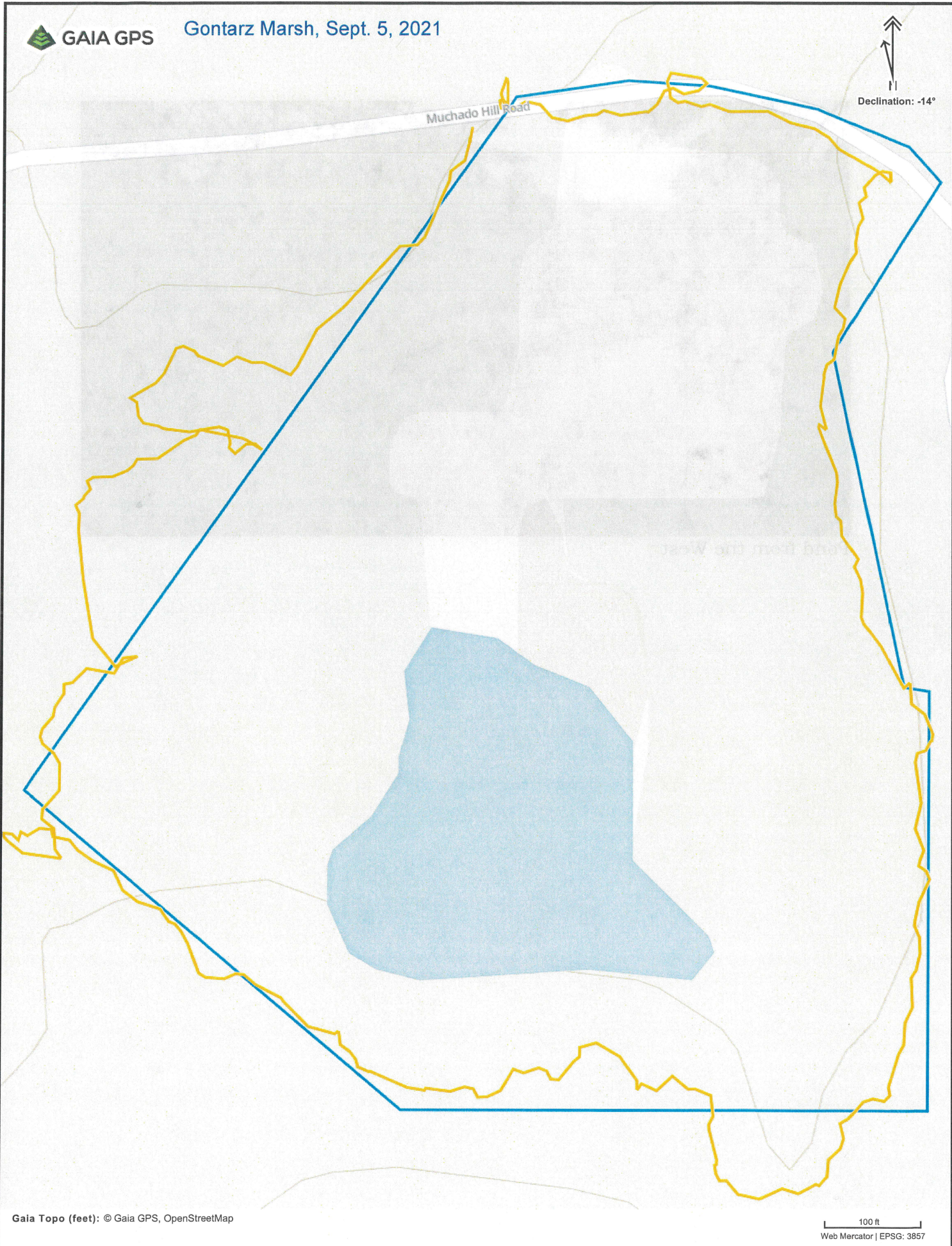
There have been no encroachments or other noticeable human activity on the property. This is a very wet year, the water is higher than ever seen at this time of the year, and the marsh is in good condition. There is construction activity on two adjacent lots, so it may be worth while to contact the new residents when they arrive.

Monitored by (print name): Dana Rhodes, Gene Young

Signature:

*Please file this report in a secure location, and provide a copy to the Selectmen
If this is an LCIP property, send a copy to Steve.Walker@osi.nh.gov at the Office of Strategic Initiatives
If the Forest Society is a secondary grantee, send a copy to [SPNHF ccolton@forestsociety.org](mailto:SPNHF_ccolton@forestsociety.org)*

Muchado Hill Road





Pond from the West



West side, looking toward new construction on adjoining lot



High water below the dam on the boundary



Construction debris on the adjoining lot

