

Approved Minutes

Call Meeting to Order: Chairman Bagley called the meeting to order at 7:05 pm.

Members Present: Chairman Earl Bagley, Vice Chairman Gene Young, Members Bob Doyle, David Hershey, and Selectmen Representative Lou LaCourse.

Members Absent: Members Roger Burgess and Russ Wilder.

Approval of Agenda: No changes

MOTION by G. Young, second by B. Doyle to approved the Agenda as presented. No discussion. Motion passes with all in favor.

Public Input: None.

Approval of September 22, 2016 Minutes: Commission reviewed.

MOTION by B. Doyle, second by G. Young to approved the Minutes of September 22, 2016 as presented. No discussion. Motion passes with all in favor.

Presentations/Consultations: None.

Planning Board/ZBA Agenda Items:

1. **Victor Perin** – Map 9, Lot 1, 243 Suncook Valley Road. Proposing to convert the existing 7,500 sq. ft. building into a multi-tenant self-storage facility and to construct three addition self-storage buildings with a combined building area of 5,350 sq. ft. A 1,200 sq. ft. apartment for a property manager is also planned within the mezzanine of the existing building. (Rural Zone).

MOTION by D. Hershey, Second by B. Doyle recommend comments 1. No plan presented for control of run-off, 2. Concern for proximity of proposed buildings to wetlands, and 3. Concern no indication of square footage on paving. No discussion. Motion passes with all in favor.

Standard Dredge and Fill Application: None.

Permit by Notification:

1. **Linda & Glenn Mersereau** - Map 52, Lot 20. 252 Route 11D. Provide appropriate erosion control. Remove existing concrete cap and rock mortared wall at shore where indicated on plan. Remove/Repair existing footing, reconstruct 80 linear feet of rock mortared wall to exact dimensions and height as previous wall. Replace concrete cap at and behind wall as shown on plan. Remove existing wood decking and tie offs at dock location. Remove existing framework and supporting beams. Crib to remain and has been checked by qualified professional on integrity. Place new supporting beams and framework to exact dimensions and height. Place new tie offs (6) six each side as existing. Replace two pilings in existing location. A new seasonal boatlift and PWC lift to be provided totaling 268 sq. ft., Remove the seasonal lifts during non-boating season. Total of dock square footage equals 490. No increase in dimensions are proposed on replacement structures. Project meets Env-Wt 303.04(v).

Commission reviewed with no comment or concern.

Minimum Impact Expedited: None.

Shoreland Permit Application:

1. **Randall & Sarah Cail** – Map 21, Lot 6-1, 96 Hopewell Road. Proposing to replace the existing outdated cottage (905 sq. ft.) as well as the two accessory outbuildings (174 sq. ft. each) and be

replaced with a modern 4-bedroom home; impervious area of 3,133 sq. ft. (2,716.4 sq. ft. footprint), improvements also include the construction of a new more private driveway to service the home (2,536 sq. ft.) Total proposed permanent impacts are 5,252.4 sq. ft. reclaiming 827 sq. ft. of the existing cottage's footprint and site disturbance of 3,000 +/- sq. ft. for a total proposed impact of 9,079.4 sq. ft. within the protected shorefront.

Commission reviewed with the following comment: Strong concern that proposed structure is within 52' 7" of shoreline.

2. **Kimberly A. Pongratz Rev. Living Tr.** – Map 53, Lot 3-2, 328 Route 11D. Construct additions totaling 1,043 sq. ft. to an existing dwelling, part of which replaces existing pavement, remove an existing shed; relocate an LP Tank and remove 230 sq. ft. of existing paved driveway in order to provide a net loss in impervious coverage.

Commission reviewed with no comment or concern.

Notification of Routine Roadway and Railway Maintenance Activities:

1. **Society for the)Protection of NH Forests** - Map 16, Lot 5, 125 Reed Road. Extend a 48" cement roadway culvert outlet with an additional 3' long section and construct a headwall. This project will enhance roadway safety.

Commission reviewed with no comment or concern.

Shoreland Permit by Notification (PBN) None.

Commissioner Reports: None.

Other Business:

1. **CD Rates:** Discussion. Question on whether Commission can use a time deposit for public funds. Suggest looking in the Public Deposit Investment Pool. Need to research what this interest rate is and if any penalties.
2. **NH Community Rights Network:**
3. **NHACC 46th Annual Meeting & Conference;** Saturday, November 12, 2016. Pembroke Academy.
4. **Gilman Pond Survey Bid:** \$47,000 estimate received from Norway Plains (only one company responded with a bid). Discussion. Suggest to ask Town Planner opinion on this bid. Suggest possible bid out one more time. Suggest only surveying town-owned properties. Discussion on what to do with town-owned land. Question on Forest Society or other entities taking over the land. Question if property was given to the town and if property can go to another person, etc.

MOTION by D. Hershey, Second by G. Young. Town of Alton should be an Additional Insured, a Waiver of Subrogation in the Town's favor and 30 Day Notice of Cancellation to the Town on Norway's

- o Workers Compensation
- o Auto Liability
- o General Liability
- o Professional Liability but the Professional Liability be limited to only defense from 3rd party claims

In addition, it appears (based on their Certificate of Insurance), they are carrying a limit of less than that which is required by NH law. The box "WC statutory Limits" should be checked and NOT the "Other" box. Please note that is important the Contract include these requirements as most insurance policies are relieved of these obligations unless the Agreement includes these obligations and is executed prior to the loss.

No discussion. Motion passes with all in favor.

Further discussion of properties. Agreed to do a site walk on Steele property on Saturday 10/22/16 at 8 am. Meet on Route 28 (near gravel pit entrance). Rain date 10/24/16. **Cindy, please contact the owners.**

5. **Russ Wilder:** To approve ordering 300 plastic orange trail blazes from Voss signs?

MOTION by B. Doyle, second by G. Young to approved the ordering/purchase of the 300 plastic orange trail blazes from Voss signs. No discussion. Motion passes with all in favor.

6. **E-Mail Policy.** Lou described changes. Commission agreed.

Notice of Intent to Cut:

Correspondence:

1. **Margaret & Philip Tatro** – Map 41, Lot 10. 15 Fisher Road. **NH DES Request for More Information.**
2. **Levon Koltookian Rev. Tr.** – Map 59, Lot 5. 56 Minge Cove Road., **NH DES Approval Date 9/20/2016. Approval is Subject to the Following Project Specific Conditions.**
3. **Ronald & Nancy Rubicco** – Map 37, Lot 43. 8 Notla Lane, **NH DES Approval Date 9/21/2016. Approval is Subject to the Following Project Specific Conditions.**
4. **James & Lisa Hayes** – Map 38, Lot 50. 23 Richardson Dr. **NH DES Approval Date 9/29/2016. Approval is Subject to the Following Project Specific Conditions.**
5. **Susan Klaubert** – Map 75, Lot 80. 934 Rattlesnake Island. **NH DES Approval Date 8/01/2016. Approval is Subject to the Following Project Specific Conditions.**
6. **Theodore & Doreen Brown** – Map 76, Lot 69. 878 Rattlesnake Island. **NH DES Notice of Incomplete PBN Form.**
7. **Van & Constance Hertel Rev. Living Tr.** – Map 45, Lot 2-3, 33 Red Sands Lane. **NH DES Approval Date 10/03/2016. Approval is Subject to the Following Project Specific Conditions.**

Adjournment: at 8:30 pm. **MOTION by D. Hershey, Second by B. Doyle to adjourn at 8:30 pm. No discussion motion passes with all in favor.**

Respectfully submitted,

Carolyn Schaeffner
Recording Secretary