

**ALTON CONSERVATION COMMISSION
MINUTES OF MEETING**

ALTON TOWN HALL

October 14, 2021 at 6:00 P.M.

Approved
10/28/21
Gene Young

Members and Others Present:

Gene Young, Chairman
David Mank, Alternate
Melinda Ferreira, Secretary

Dana Rhodes, Vice Chairman
Virgil Macdonald, Selectmen's Rep

Russ Wilder

Members Absent:

Tom Diveny

Earle Bagley

Bob Doyle

Call Meeting to Order: Gene Young, Chairman, called the meeting to order at 5:55pm and appointed D.Mank, Alternate, to act as full voting member of the Commission for this meeting as there were three absent members.

Public Announcements: None.

Approval of Agenda: Agenda was approved as written.

Presentations/Consultations: None.

Approval of Minutes:

September 23, 2021- D. Rhodes made the motion to approve the August 26th Minutes and was seconded by R.Wilder. V.Macdonald & D.Mank abstained as they were not here for the 9/23 meeting. 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) **P21-25- Blomerth & Blomerth LLC, 1 Locomotive Dr, M65 L17- Final Minor Site Plan in the LR Zone-** Applicant proposes to change the railroad building at Springhaven Campground to a year-round residential use and to expand the building.
Brief discussion ensued, and as there were no wetlands, the Commission found no issues.
- 2) **P21-26- Justin & Jessica Cooper, Avery Hill Rd, M10 L6 & 6-1 thru 6-11- Lot Line Adjustment in the Rural Zone-** Applicant proposes to adjust the boundaries between 12 existing smaller lots of record to create five (5) conforming lots.
G.Young stated his thoughts were that the applicant's request for a waiver of having to show wetlands and such should not be granted. Discussion ensued and the Commission agreed. R.Wilder made the motion to comment that if these lots are created, they will be used; therefore all normal requirements should be met, including wetland, steep slope delineations and topography being shown on the submitted plans. V.Macdonald seconded the motion. All were in favor. Motion passed.

- 3) **P21-27- Alton Bay Christian Conference Center (ABCCC), Beacon Ave, M34 L33- Design Review/Major Site Plan in the Residential Zone-** Applicant proposes to construct three (3) cottages in the existing Conference Center; each proposed to be approximately 750sqft. *(see prior comments in packet)*
The Commission discussed their previous comments. No conservation concerns were seen.

Standard Wetlands Dredge and Fill Applications: None.

Wetland Permit by Notification (PBN):

- 1) **Mark Mills, 19 Richardson Dr, M38 L47-** Applicant proposes to repair retaining wall back to its' natural state. Area consists of sand, rock and gravel. Shoreline banking is eroding because existing retaining wall has deteriorated with cracks and falling stones. The plan is to restore the banking to its' natural state and stop further erosion.
G.Young noted that the State had issued an Incomplete PBN letter to the applicant, which was attached for the Commission's review. There was also conflicting information regarding the retaining wall between the application itself, which calls for restoring the bank to its' natural state and its' plans, which appear to show a concrete block retaining wall being rebuilt. Discussion ensued over these inconsistencies. R.Wilder made the motion to make the comment to DES that the Commission requests a cross section of the proposed retaining wall, as it seems the applicant isn't returning the area to its' natural state as noted in their application, but rather, it looks like on the plan, that they are intending to rebuild the concrete block wall which would increase wave action; thereby increasing erosion. D.Mank seconded the motion. All were in favor. Motion passed.

Minimum Impact Expedited Applications: None.

Shoreland Permit Applications:

- 1) **Raymond Leach, 293 Trask Side Rd, M43 L18-** Applicant proposes to construct an addition to the home with no increase in wastewater flow. The work will render more than 30% of the lot impervious.
Brief discussion ensued regarding the stone drip edging. The Commission had no comments or concerns.

Shoreland Permit by Notification (PBN): None.

Notification of Routine Roadway Maintenance Activities: None.

Reoccurring/Unfinished Business & Projects:

- 1) **Green Oak Realty-** Nothing new.
- 2) **Monitoring-**
- a) **AMR_HusseyCE & AMR_BarbarossaCE-** G.Young informed the Commission that he and D.Mank and T.Diveny walked the properties and all looked good. Brief discussion ensued regarding the bounds of the easement along the gravel pit, and the snowmobile club who had asked permission to do a bit of clearing and trail improvements in the area. The landowner notices have gone out. R.Wilder stated he would do the ones in his neighborhood including the rail trail and offered for anyone to go with him to become acquainted with the areas. G.Young would like to have the ones with the monitoring reports that have to go to the State done by the November meeting hopefully.

Discussion then ensued over doing Gilman Pond which takes a whole day. R.Wilder would be happy to lead the walk with newer members to familiarize them with the properties. *D.Rhodes made the motion to accept both monitoring reports, send the Barbarossa report to the State, and attach them to this meeting's minutes. He was seconded by D.Mank. All were in favor. Motion passed.*

- 3) **Canoe & Kayak Access to Merrymeeting River-** G.Young asked D.Rhodes if he'd spoken to Brad Bissell. D.Rhodes reminded that the Commission agreed at the last meeting to wait until March before pursuing it further. Brief discussion ensued. He will try to touch base on his next available day off of work.
- 4) **Gaia GPS Professional Account-** Nothing new.
- 5) **Gilman Pond Field Mowing-** Camire Tree Service of Rochester to do mowing in late October for \$250-\$400.
- 6) **Shape Files for Timbers, PMHS & Hussy Properties-** Nothing new.
- 7) **Natural Resource Inventory Update-** G.Young informed the Commission that Stoney Ridge is trying to plan a meeting with the Master Plan advisor to make sure they're answering all the pertinent questions. Once this is done, he thinks they're pretty much ready to finalize the NRI update which will be an attachment to the Master Plan.

New Business: None.

Notice of Intent to Cut Timber:

- 1) **Richard Hilton, Meaderboro Rd, Map 1 Lot 29-1;** 1.5acre cut
- 2) **Kirk Coulter, Rte 28, Map 19 Lot 8-2;** 20acre cut
- 3) **Edward Marraffa, Mount Major Hwy (Rt 11)- through Piccuch, Map 17 Lot 18;** 1.5acre cut

Commissioner Reports:

Chairman Report-

- 1) **Wetland Crossing Proposal at Stockbridge Corner- Peter Farrell-** G.Young stated he, R.Wilder, D.Rhodes, & D.Mank met with Peter Farrell a few weeks prior at the Stockbridge Corner lot where it comes off of Coffin Brook Rd regarding a stretch of wetlands in the narrow neck that provides access and he'd like to get in there to harvest. He will need to do a wetlands permit. Discussion ensued over the areas where he'd have to put in a couple of culverts and it being a good access point. R.Wilder added that the snowmobile club installed a bridge down in there too. G.Young just wanted it put on record that they met and thought as long as the access stayed tight to that left hand side, the Commission would be alright with what he's proposing to do.

Vice Chair Report-

Member Reports-

- 1) **Mike Burke Trail Kiosk-** R.Wilder wished to report that the new kiosk in the trailhead parking lot on Avery Hill Rd looks great for the record. G.Young added maps to the kiosk and there's a tribute to Mike Burke and a little history there as well.

Correspondence:

- 1) Budgeted Expense Sheet/Bank Statements

- 2) BRCC Membership Dues & Annual Agenda- *D.Rhodes made a motion to approve payment of the \$40 membership dues for the Belknap Range Conservation Coalition. He was seconded by V.Macdonald. R.Wilder abstained. Motion passed.*
- 3) DES Shoreland Permit- Mourgenos- 17 Echo Pt Rd, M40 L44-1
- 4) DES Shoreland Permit- Thomson- 80 Loon Cove Rd, M49 L39
- 5) DES Shoreland Permit- Rowinski- 64 Minge Cove Rd, M59 L9
- 6) DES Wetlands Permit- Sun Water Holding Co- 262 Damon Dr, M46 L18
- 7) DES Wetlands Permit- Awalt- 18 Melody Ln, M59 L13
- 8) DES Shoreland Permit- Blanton BC Realty Trust- 3&6 Charles Circle, M40 L33,34 &35

Date and Time of Next Meeting:

Thursday, October 28, 2021, at 6:00pm

Adjournment: There being no further business, the Chair adjourned the meeting at 6:33pm.

Respectfully Submitted,

Melinda N Ferreira
Building Dept/Conservation Secretary

Annual Monitoring Report, Alton, NH ~ Date: October 4, 2021

Town: Alton, NH

Grantor: David R. Hussey Acres: 56.6

Local Property Name: Hussey CE

Tax Map: 5 Lot: 72

 Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: Book / Page:

Current Owner: Green Oaks Realty Development LLC

Mailing Address: 200 Suncook Valley Road

Town: Chichester State: NH Zip Code: 03258

Home phone: Cell phone: Email:

General Description of Land Use

Condition of Boundaries: Excellent Good Fair Poor

Comments: Routine boundary maintenance is always recommended particularly in areas where the property abuts existing developed residential lots.

Stewardship / Forestry Plans: Many CEs require a plan for active management, check deed.

Most recent update: Forester: Renewal Date:

Landowner Communications

*It is **highly recommended** that you communicate with the landowner, **annually**.*

For the **Conservation Easement** did you communicate with the landowner?

 YES / Date: or XX NO

Describe any landowner and/or municipality communications regarding **any changes** noted from the past year, **any changes considered** in the coming year, and **level of confidence there are no encroachments** along any of the bounds. Include any and all other information you think could be valuable.

No encroachments observed

For the conservation easement, describe any communications and / or actions between the town and the landowner in the past year regarding **concerns, interpretations, or violations**. Attach pertinent written documentation and communications if available.

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: XX GPS Track Sketch XX Photos Other (please list)

Walked portion of the Northern boundary along the access road to the gravel pit, inspected the NW portion from high ground. Walked the Route 28 boundary, the boundary with Stockbridge forest, and the snowmobile trail. Noted the snowmobile club has maintained the road, removed a couple of stumps, trimmed branches. Most of the easement is wetland associated with Coffin Brook and the tributary from Barbarossa. The wetlands are healthy.

Link to tracks:

```
<iframe src='https://www.gaiagps.com/public/LF2l3EpuKAwFuSjU5qppCPQ5?embed=True' style='border:none; overflow-y: hidden; background-color:white; min-width: 320px; max-width:420px; width:100%; height: 420px;' scrolling='no' seamless='seamless'></iframe>
```

Monitored by (print name): *David Mank, Tom Diveny, Gene Young*

Signature: *Gene Young*

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

Looking from snowmo trail North – Northeast across wetland



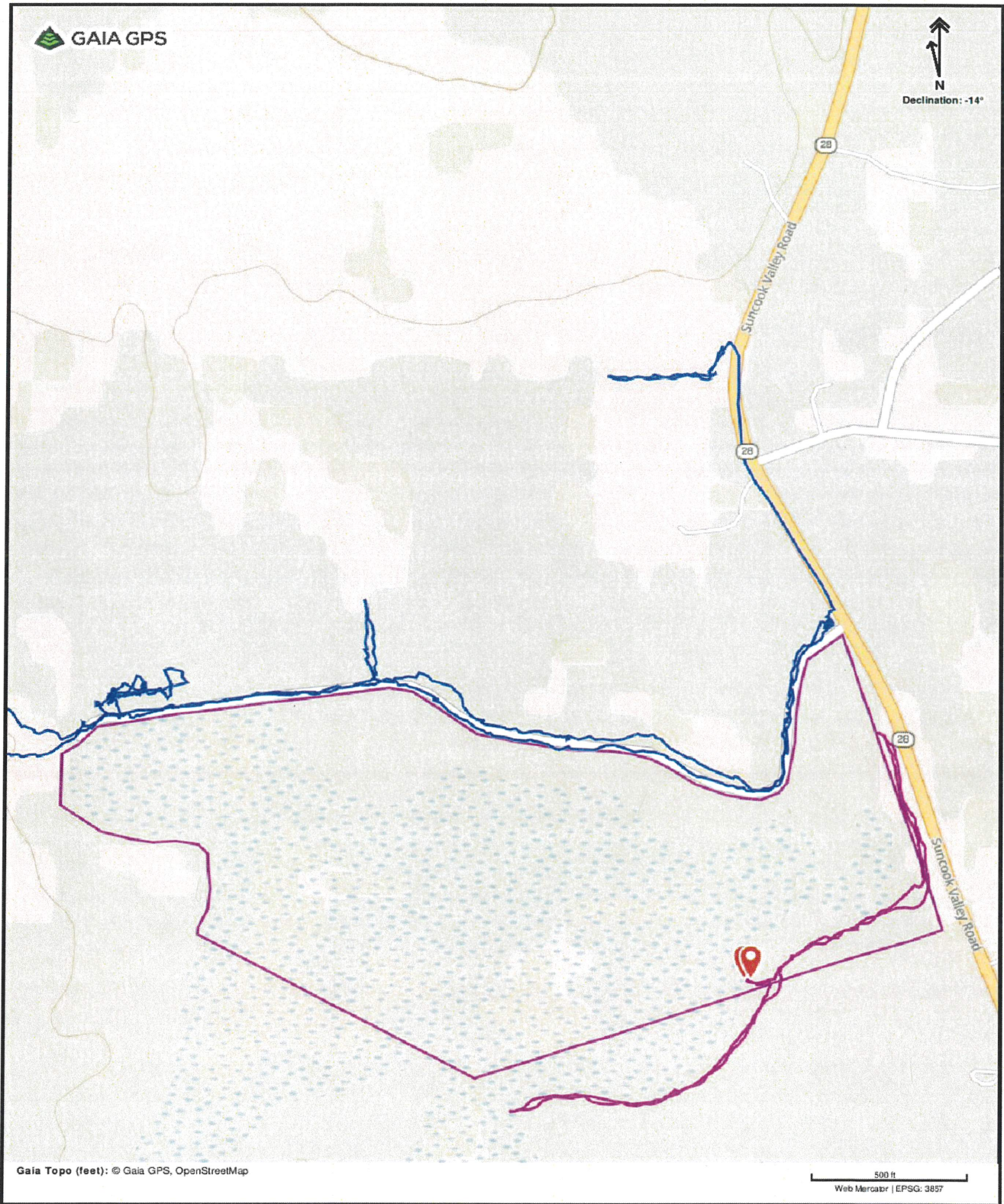
Looking NW across wetland and Coffin Brook



Wide view of wetland looking Northwest



Hussey tracks, October, 2021



Annual Monitoring Report, Alton, NH ~ Date: October 3, 2021

Town: Alton, NH
Grantor: Sally N. Barbarossa Acres: 85.92
Local Property Name: Barbarossa CE
Tax Map: 5 Lot: 72-8

___ Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: _____ Book / Page: _____

Current Owner: David and Roberta Mank
Mailing Address: 376 Suncook Valley Road
Town: Alton State: NH Zip Code: 03809
Home phone: _____ Cell phone: _____ Email: _____

General Description of Land Use

Condition of Boundaries: Excellent Good Fair Poor

Comments: Routine boundary maintenance is always recommended particularly in areas where the property abuts existing developed residential lots.

Stewardship / Forestry Plans: Many CEs require a plan for active management, check deed.

Most recent update: 2012 Forester: Peter Farrell Renewal Date: _____

Landowner Communications

It is highly recommended that you communicate with the landowner, annually.

For the **Conservation Easement** did you communicate with the landowner?

XX YES / Date: 10/3/21 or _____ NO

Is there a management plan for the Property?

_____ YES/ Date of plan: _____ or _____ NO

Describe any landowner and/or municipality communications regarding **any changes** noted from the past year, **any changes considered** in the coming year, and **level of confidence there are no encroachments** along any of the bounds. Include any and all other information you think could be valuable.

No changes known or anticipated. The ongoing encroachment issue with the gravel pit operated by Green Oaks Realty is on-going. The pit operator was recently served with a cease and desist order due to his lack of a valid operating permit. The pit is currently closed. The trespass and excavation along the boundary is not resolved.

For the conservation easement, describe any communications and / or actions between the town and the landowner in the past year regarding **concerns, interpretations, or violations**. Attach pertinent written documentation and communications if available.

none

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: XX GPS Track ___ Sketch / XX Photos ___ Other (please list)

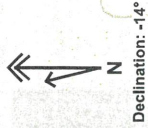
Monitoring performed by David Mank, Tom Diveny, Gene Young
Walked interior trails to Northern property line, back across to the Southern line along the gravel pit, along Southern boundary to start. This is a very wet year, the wetlands are high and saturated, with a great deal of beaver activity. Woodlands are in good shape No incursions or other issues noted.

Monitored by (print name): David Mank, Tom Diveny, Gene Young

Signature:

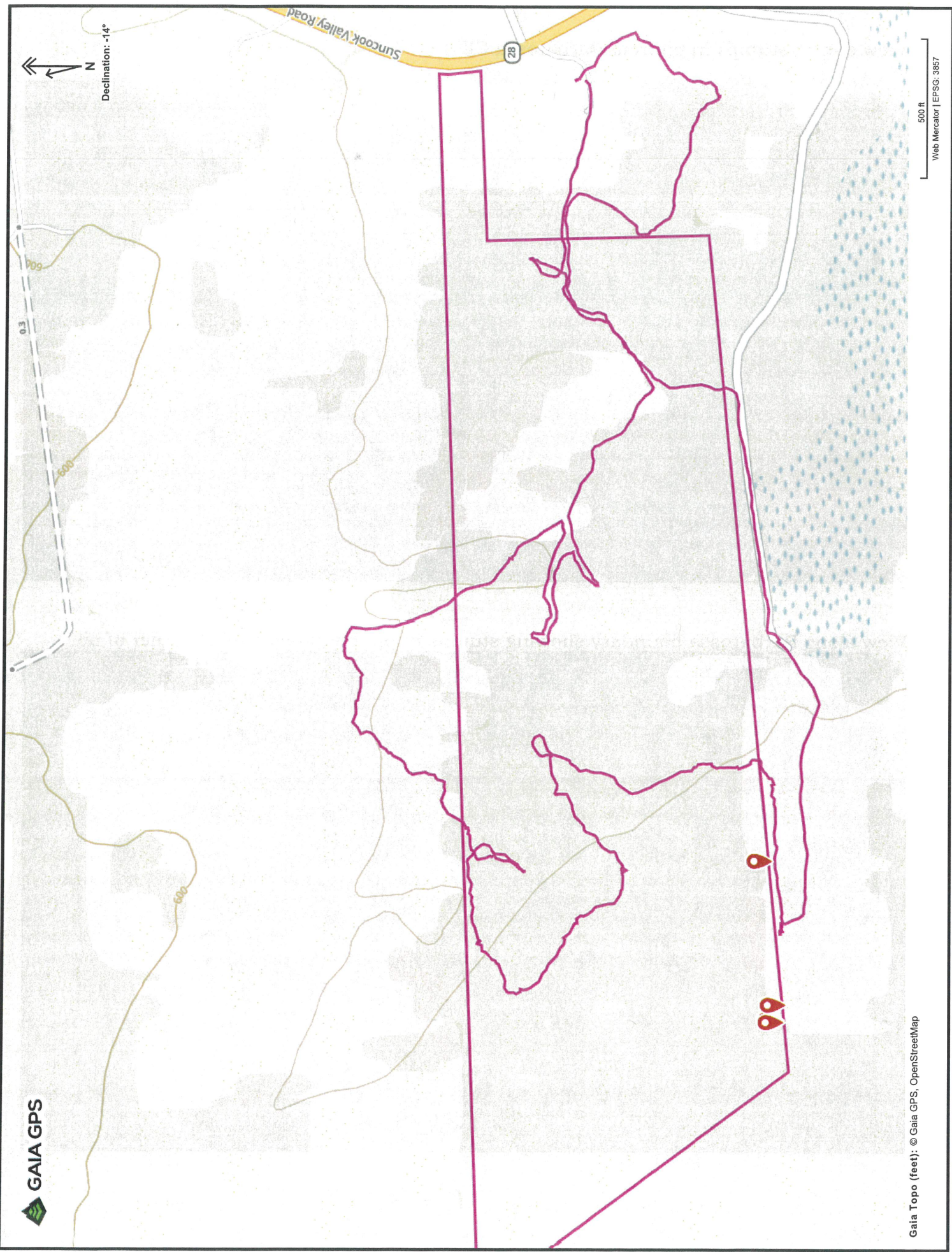


*Please file this report in a secure location, and provide a copy to the Selectmen
If this is an LCIP property, send a copy to Steve.Walker@osi.nh.gov at the Office of Strategic Initiatives
If the Forest Society is a secondary grantee, send a copy to SPNHF_colton@forestsociety.org*



Suncook Valley Road

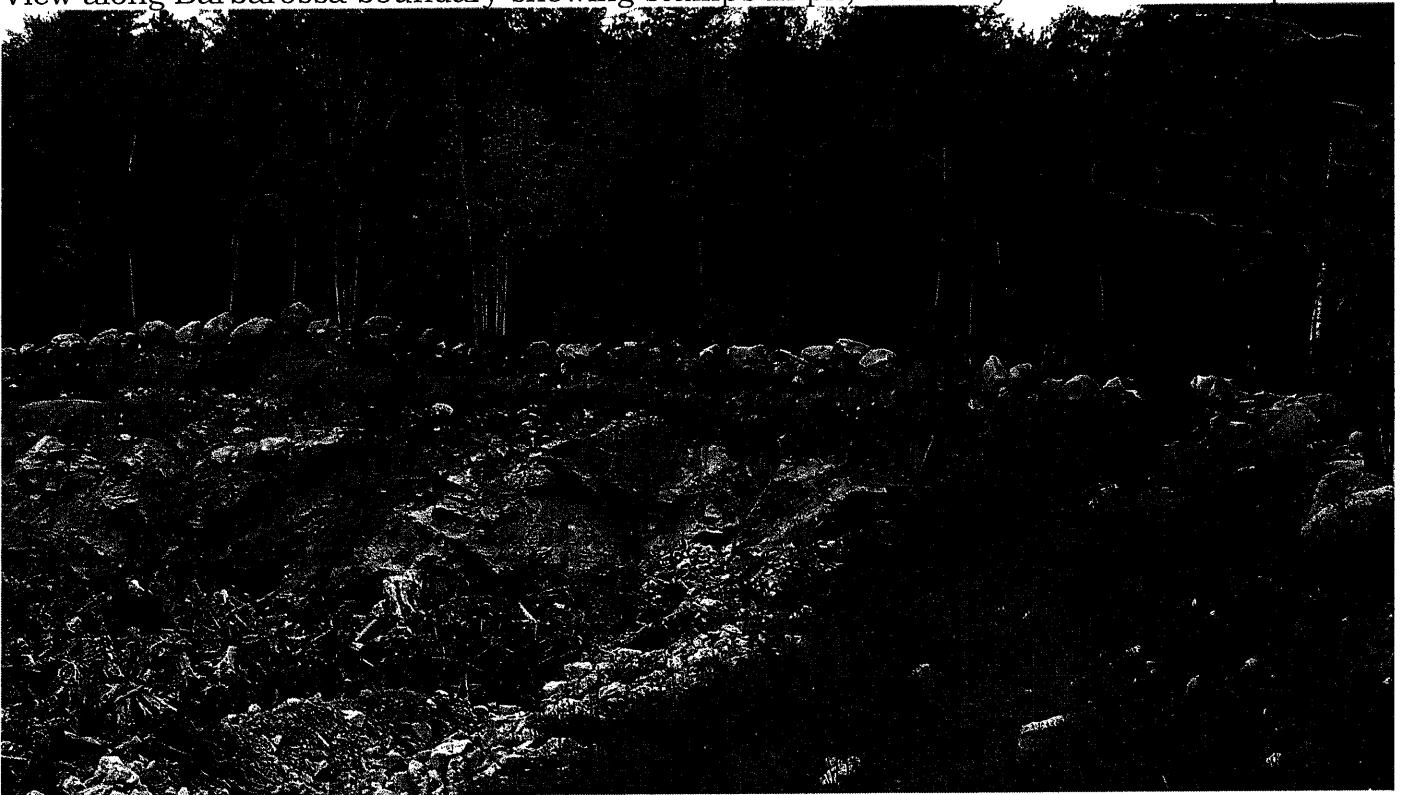
28



View of new stumps in pit from Barbarossa CE



View along Barbarossa boundary showing stumps in pit, boundary tree at corner of pit



View of pit from Barbarossa boundary showing accumulation of stumps and debris



