

**ALTON CONSERVATION COMMISSION  
NOTICE OF PUBLIC HEARING**

ALTON TOWN HALL  
October 27<sup>th</sup>, 2022 at 6:00 P.M.

Minutes

Approved  
11/10/22  
Katherine Bowden

**Members:**

Gene Young, Chairman  
Russ Wilder  
Reuben Wentworth, Selectman's Rep

Dana Rhodes, Vice Chairman  
Tom Diveny

Earl Bagley  
David Mank

**Members Absent:**

*Rueben Wentworth & Tom Diveny*

**Others Present:**

Katherine Bowden, Secretary  
Dean Bocelli

Joseph Bocelli

**Call Meeting to Order:**

*Gene Young, Chairman called the meeting to order at 6:00P.M*

**Public Announcements:**

**Approval of Agenda:**

*Case #Z22-25, Young/Rollins Family Trust, E. Eugene Young/Carolyn Rollins, Trustees – Map 15 Lot 31B, Drew Hill Road was added to the agenda.*

**Presentations/Consultations:**

**Approval of Minutes:**

September 22, 2022 meeting

*David Mank moved to approve the minutes. Dana Rhodes seconded. By voice vote of 5 yea, 0 nay, The 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) Case #Z22-22, 23 & 24, Prospect Mountain Survey, Agent for Dexter & Holly Brown, Owners - Map 5 Lot 6, 116 Stockbridge Corner Road - VARIANCES are requested from Article 400, Sections 452 A., B., & D. of the Zoning Ordinance to permit a Lot Line

Adjustment (LLA), which will increase the size of an existing lot that is nonconforming for Area, Frontage, and Minimum Buildable Area (0.97ac/114.89’).

*-Signed with no comment by Gene Young 9/28/2022*

- 2) Case #P22-29, Christopher Pongratz, Agent (and Co-owner) for Kimberly A. Pongratz Rev. Living Trust, and New Hampshire 354, LLC, Owners - Map 53 Lots 3-2 & 3-3, Route 11D - Proposal:** To adjust lot lines for two (2) lots of record, with Map 53 Lot 3-2 adjusted from 1.49AC to 1.52AC, and Lot 3-3 adjusted from 5.64AC to 5.61AC.

*-Signed with no comment by Gene Young 10/12/2022*

- 3) Case #P22-30, Prospect Mountain Survey, Agent for Michelle Lee Penland & Rosarie Jr. & Joanne Carter, and Daniel Philip Lang, Owners - Map 14 Lots 1-1 & 1-2, Jesus Valley Road - Proposal:** To adjust lot lines for two (2) lots of record, with Map 14 Lot 1-1 adjusted from 50.97AC to 44.50AC, and Lot 1-2 adjusted from 15.64AC to 22.11AC.

Gene Young made the following comments, The figures on the survey map provided indicate that 5.00 acres of lot 1.1 has been withheld from Current Use (area before adjustment 50.97 acres less current use area before adjustment 45.97 acres = 5.00 acres). Area after adjustment 44.5 acres less current use area after adjustment 40.97 acres = 3.53 acres. Is it correct that the withheld area is being reduced?

*- Signed by Gene Young 10/12/2022*

- 4) Case #P22-31, Piperdube, LLC, Owner - Map 2 Lot 12, Suncook Valley Road - Proposal:** To amend the site plan approval of March 15, 2022, by adding two (2) structures to the Self-Storage Facility, utilizing 1,100 s.f. of the Contractor’s Yard.

*-Signed with no comment by Gene Young 10/12/2022*

- 5) Case #Z22-25, Young/Rollins Family Trust, E. Eugene Young/Carolyn Rollins, Trustees – Map 15 Lot 31B, Drew Hill Road - A Special Exception to Article 300, Section 360 to construct a non-habitable barn as the primary structure on a lot.**

*- Gene Young recused himself from this discussion, Russ Wilder moved to make the comment “no concerns for case #Z22-25”. Earl Bagley seconded. I abstained. By voice vote of 4 yea, 0 nay the motion passed.*

#### **Standard Wetlands Dredge and Fill Applications:**

- 1) Standard Dredge and Fill Wetlands Permit Application – Youngblood Realty Trust, 142 Black Point Road, M44 L50 – Applicant proposes to reconstruct / reconfigure and existing**

grandfathered “U” shape dock, install two 14ft X 30ft seasonal canopies and water craft lifts in legal slips and retain two PWC lifts.

- *No comments or concerns*

**Wetland Permit by Notification (PBN):**

**1) Wetlands Permit By Notification (PBN)** – Sisman, Jay, 7 Loon Cove Road, M50 L14 – This Project proposes the repair and replacement of an existing concrete patio. The patio has fallen into disrepair. The patio will be repaired in place to make it safe and useable again. Other work is being conducted around the property and is being permitted under shoreline permit. It is the intent that a part of the area being permitted under shoreland will provide a construction access way to repair the patio.

- *Gene young moves to make the comment “ the Conservation Commission was unable to find the Shoreland Permit mentioned that will provide construction access way to repair the patio”*

**2) Wetlands Permit by Notification (PBN)** –Bossman, 203 Trask Side Road, M43 L23 – Make necessary repairs to (2) existing three piling ice clusters to protect an existing grandfathered “U” dock. Repairs to meet Env-Wt. 104.05 “Repair” and Emv-Wt. 513.24 (a)(2). Appropriate erosion controls to be utilized.

-*Signed with no comment by Gene Young 10/27/2022*

**Minimum Impact Expedited Applications:**

**1) Minimum Impact (EXP) Wetlands Permit** – Richard Callahan, 56 East Side Drive, M33 L24 – Drive New piling and replace the damaged and degraded finger docks and all decking where needed without any change to current size, shape and configuration or location.

- *Signed with no comment by Gene Young 10/27/2022*

**Shoreland Permit Applications:**

**1) Shoreland Permit Application** – Natasha Clews Gallaway, 56 Sleepers Island, M73 L15 – Applicant proposes to construct a new cottage on the lot with and existing cottage. Existing cottage to be converted into a shed. A new septic system and well are to be installed. Existing septic for old cottage to be removed. Porous path to the lake to be constructed. Drip Eoges to be installed.

- *No comments or concerns.*

**2) Shoreland Permit Application** – Stephen & Joy Wallace, 62 Woodlands Road, M56 L3 – plan is to demolish the existing cottage and construct a new cottage further back from the lake. New septic system and well to be installed. Stormwater measures to be installed.

- *Russ Wilder made the comment "Special effort should be made to conserve the woodland buffer zone during construction."*

**3) Shoreland Permit Application** – Joseph and Janet Bocelli, 16 Interlaken Road, M63 L38 – The Project consists of raising the existing house and then excavate, form and pour a new concrete foundation for a new house over generally the existing footprint area of the existing structure. A 12' X 37.5 deck / porch is proposed off the front of the new house. The proposed new house will be constructed approximately one foot further back from the reference line to make the structure more nearly conforming. The temporary impact area due to construction of the foundation will be 1,237sf. There will be a net increase of 1,185 sf in impervious area. Total impacts will be 2,422 sf.

- *The Commission discussed the application, noted a possible discrepancy on page 5 "impervious areas" listed at 25.83% after construction, and in the next section the same impact is shown as "less than 20%". The Commission explained to the owners the advisory role that the Commission fills for Shoreland permits, and advised the applicants to check with their designer to verify the accuracy of the figures in question.*

**Shoreland Permit by Notification (PBN): None**

**Notification of Routine Roadway Maintenance Activities: None**

**Reoccurring/Unfinished Business & Projects:**

**1) Lake Lay Monitoring Program**

**2) Property Monitoring** – Review and approval reimbursement request

- *The Commission approved the reimbursement of \$298.76 for the construction of the town forest bog bridge.*

**3) Green Oak Realty-**

**4) Natural Resource Inventory Update** – Review and accept final NRI, approval invoice.

- *Russ Wilder motions to approve the payment for the final invoice of \$2,762.50 to Stoney Ridge Environmental for the Competition of the Nation Resource Inventory. By voice vote of 5 yea, 0 nay the motion passed.*

**5) Gilman Pond**

**6) 2023 Budget**

**7) Conserved property signs - Review and approve sign quote**

- *Dana Rhodes moved to approve the payment of \$706.50 to NHCI Sign Shop for the Conserved property signs. Russ Wildered seconds. By voice vote of 5 yea, 0 nay the motion passed.*

**8) Future Conservation Opportunities**

**New Business:**

**1) Parks & Rec new committee. Discuss, send rep?**

**Alton Parks and Recreation Commission is working on creating a “Friends of Recreation” Committee to assist with improving the Town’s facilities.**

- *First meeting to be held on Tuesday November 2<sup>nd</sup> at the Pearson Road Community Center. Russ Wilder and David Mank will attend if possible on behalf the Conservation Commission.*

**2) HMLA water sampling contribution**

- *Dana Rhodes made a motion to approve the contribution of \$250.00 to the Half Moon Lake association. Early Bagley seconded. By voice vote of 5 yea, 0 nay. The motion passed.*

**3) Invoice for the NH Association of Conservation Commissions (take out of line 4612-111)**

*-Dana Rhodes made the motion to approve to pay \$525.00 to NHACC for yearly dues. David Mank Seconded. By voice vote of 5 yea, 0 nay the motion passed.*

**4) Receipt for 2022 NHACC Annual Meeting Registration**

*-Approve registrations for NHACC meeting  
-Gene Young, Russ Wilder, Dana Rhodes & Earl Bagley will be attending. The Commission Approved reimbursement for registration fee for each member.*

**5) Belknap Range Conservation Coalition Membership Renewal**

*-Dana made the motion to pay the Belknap Range Conservation Coalition Membership Renewal of \$40.00. Earl Bagley Seconded. By voice vote 5 yea, 0 nay. The motion passed.*

**Notice of Intent to Cut Timber:**

**1) Van Kempen, Henricus J – Halls Hill Road Map 4 Lot 2-1**

**2) 156 Damon Drive Realty Trust, Iadarola, David & Christine Trustees– 156 Damon Drive**

**Commissioner Reports:**

**Chairman Report-**

**Vice Chair Report-**

**Member Reports-**

**Correspondence:**

- 1) September 2022 Actual & Budgeted Expenses
- 2) NHDES Notice of Past Violation – Robert Johnson , 484 Rattlesnake Island M79 L38
- 3) NHDES Letter of Deficiency, Keith & Susanna Payzant, 183 Sunset Shore Drive M70 L31
- 4) Incomplete Wetlands PBN, Lakeshore Realty Trust, 62 Temple Dr. M53 L3
- 5) Abutter Notification, Town of Alton – Shoreland Protection Application, 16 Interlaken Rd. M63 L38
- 6) Depot Street Lot, Owner: Gloria Cook.
- 7) 415 Coffin Brook Road – Annual Monitoring of the Conservation Easement
- 8) Email from Ms. Eley-Sigler, Camping on Land.

**Date and Time of Next Meeting:**

*- November 10<sup>th</sup>, 2022 6 P.M*

**Adjournment:**

*Meeting Adjourned at 7:20 P.M  
Respectfully Submitted  
Katherine N Bowden  
Building Dept. / Conservation Secretary*