

TOWN OF ALTON
CONSERVATION COMMISSION
MINUTES – DRAFT UNTIL APPROVED
October 29, 2020, 6:00 p.m.
ALTON TOWN HALL

approved
12-10-20
[Signature]

Members Present

Gene Young, Chair
Russ Wilder, member
Bob Doyle, member
Quinn Golden, member
Virgil McDonald, Board of Selectman's Representative

Call to Order

Chair Young called the meeting to order at 6:00 pm.

The following announcement was read into the record by the chair:

UNTIL FURTHER NOTICE: To keep our members and staff safe, and to comply with RSA 91-A, the COVID-19 State of Emergency, and the Governor's Orders on restrictions at public gatherings, the Town of Alton is holding "remote audio participation meetings". If you cannot attend remotely, please contact the Planning Department at 603-875-2162 or plansec@alton.nh.gov for further instructions. To remotely attend the meeting visit our website: www.Alton.nh.gov for telephone access and Zoom access instructions listed under News and Announcements on the home page the day of the meeting. If you are having difficulties accessing the remote meeting, please call 603-507-1002 and someone will assist you.

The Commission voted on October 8, 2020 to temporarily suspend in-person public input due to the SARS-coV-2 pandemic. If the public has comments, the comments can be emailed to the Conservation Commission at conservation@alton.nh.gov or sent via US postal mail to Town of Alton Conservation Commission, PO Box 659, Alton NH 03809, and the comments will be read into the record. The Commission will respond to comments as is appropriate.

Approval of Agenda

The commission reviewed the Agenda.

R. Wilder made a motion to approve the agenda as presented. B. Doyle seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- aye. Motion passed, 5-0-0.

Approval of Minutes

Meeting of August 27, 2020 – Tabled as draft is unavailable.

Meeting of October 8, 2020 – **Q. Golden made a motion to approve the minutes as presented. R. Wilder seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- abstain. Motion passed, 4-0-1.**

Presentations/Consultations

1. Interview with prospective new member Dana Rhodes. Mr. Rhodes introduced himself, gave background information, and answered questions about his interest in conservation commission, agreed to three year term rather than one year as on his application form.

R. Wilder made a motion to request the Board of Selectmen appoint Mr. Rhodes as a member for the Conservation Commission for a three-year term. Mr. Doyle seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- aye. Motion passed, 5-0-0.

Planning Board/ZBA Agenda Items

1. Carter Family Trust, 15 Cathy Lane, Map 40, lot 30 – special exception to permit the removal of existing, non-conforming dwelling and construct less non-conforming year round dwelling.

The Commission discussed the proposal.

B. Doyle made a motion to comment that the proposed construction makes the house more non-conforming to the Shore land Act requirements and there are concerns about runoff from the property and Peggy's Cover Road. V. McDonald seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- aye. Motion passed, 5-0-0.

2. Timothy & Carol Slighter, 225 Mitchell Ave, Map 34, lot 33-46 – special exemption to permit the expansion of a non-conforming existing bathroom.

The Commission discussed the proposal and has no objections.

Standard Dredge and Fill Application:

1. Zuker Family Rev. Trust, 92 Woodlands Rd, Map 56, lot 11 – remove existing dock, construct new seasonal dock with hinged piers, connecting walkway, concrete pads. The Commission reviewed the application and has no objections.

Wetlands Permit by Notification:

1. Henry s. Flickenger, Jr, Rattlesnake Island, Map 77, lot 1 Replace rotted pilings damaged by ice, replace 8 loose and rotted tie off posts – signed Oct. 15, 2020 by G. Young

No discussion.

2. Janet and John Dunbar, 48 Treasure Island, Map 74, lot 16. Repair or replace existing 24' X 26' 4" boathouse and attached 7' 10" X 26" 4" dock – signed Oct. 15, 2020 by G. Young

No discussion.

3. Erik Klefos, 176 Black Point Rd, Map 44, lots 33 & 34. Rebuild in kind 30' X 5' dock and crib – signed Oct. 15, 2020 by G. Young

No discussion.

Minimum Impact Expedited

Shoreland Permit Application

1. Discussion: Responsibility to review and comment on Shoreland permits by CC.

Chair explained that the State DES and Shoreland Board does not expect or wait for review by CC's for Shoreland applications. If CC continues to review Shoreland apps, concerns should be routed through the Building Dept and John Dever, who will forward to DES or include in his inspections as appropriate.

2. Donald LaCroix Rev. Trust, 53 Riverlake St., Map 32, lot 26 – Build a porous patio, walkway, repair stairs, add deck on the waterfront side of the house, pavement removed and replaced with porous pavers, install driedge. Amendment included.

During review, it was questioned whether the discharge from the rain gutters and foundation drains should discharge into the fill under the porous pavers; will the filled area be adequate to handle the discharge in addition to the inflow through the pavers? Where does the water go after leaving the fill under the pavers?

3. Mark Blanchard, 104 Railroad Ave, Map 65, lot 42 & 82 – demolish existing cottage, construct larger house, septic system, stormwater controls.

No comments.

4. Christine & Eric Johnson, Roger Street, Map 55, lot 13 – construct house on vacant lot, two garages, driveway, septic system, and stormwater control.

There was discussion about the re-location of Rogers St. Is it legal to do so? Will the changes be recorded in the deed? Noted that this is a very steep lot; erosion control and protection of the undisturbed portion of the lot during construction will be critical.

5. Raymond Dezenzo, 228 Barndoor Island, Map 80, lot 9 – install new septic system, shed, grading and erosion control. Discussion of the shed re-location to a place within the 50' - 150' setback area. Questions about what setbacks the drawings are referencing as they don't appear to be the 50', 150', and 250' Shoreland setbacks.
6. Kyle Pine, 13 Lamprey Ledge Rd, map 61, lot 12 – replace failing stone wall, remove concrete walk and stairs, install walkway, pervious patio, parking area, excavate trench for future septic line.

No comments.

7. Merrymeeting River Realty Trust, 80 Heron Pt. Rd., unit 447, Map 9, lot 14 – New construction to replace previously removed building, driveway, septic system.

No comments.

8. Cristen & Judith Copley, 20 NH Rt. 11D, map 50, lot 10 – relocate driveway, construct garage and patio, with drip edges, relocate utility pole.

No comments.

9. David Bossman, 203 Trask Side Road, Map 42, lot 23 – demolish existing residence, construct new residence, relocate and reconstruct septic system, relocate well, build walls and stairs.

No runoff/stormwater controls shown on the plan. No tree count/points count shown. How can construction be carried out on this small lot without invading the "undisturbed" areas?

10. Gregory Beaumier, 244 Black point Rd, Map 44, lot 8 – level existing lawn from 17% slope to 5-6%, stone retaining walls, grading, fire pit, boulder wall, plant native plants.

This project encourages the use of fertilizer on the expanded lawn, which invades the 50' setback, which is a no-fertilizer area. Runoff controls appear inadequate to protect the wetlands from the runoff to both sides of the lawn area.

Shoreland Permit by Notification (PBN)

Notification of Routine Roadway and Railway Maintenance Activities

Old Business

1. Green Oak Realty

Letter from Attorney Reimers to Sullivan: Letter distributed to members

2. Monitoring

- a. Frohock Brook monitoring report -- Q. Golden

Report presented by Q. Golden, discussion of boundaries on the NE side of the parcel.

- b. Seavey (Nemser) 22.4 acre monitoring Report -- B. Doyle Report presented by B. Doyle, discussion of origin of the property, owner's support for continued Isotria research.

- c. Mike Burke Town Forest monitoring report -- Q. Golden Report presented by Q. Golden, suggestion to make sure all of the "no hunting" signs have been removed and more CC medallions put up.

R. Wilder made a motion to accept all three reports and make them a part of the minutes. B. Doyle seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- aye. Motion passed, 5-0-0.

3. Gilman Pond field mowing -- Rodney Sanborn (2016), Benjamin Thompson (2018)

Discussion around inability to find someone to mow the field. New names brought up,

chair will continue to try to find someone to do the job. If not, the CC should start advertising early in the Spring for next year.

Commissioner Reports

1. Q. Golden -- server space Q. Golden reported that Alton's IT director will help the CC set up files and access for the members so that all of our monitoring records will be available in digital form, and accessible by the members. Wes Demers and Q. Golden will work with Josh Monaco to get the files set up.

Other Business

1. CMSC -- Review and accept the Mill Pond sub-watershed documents, make recommendation to BOS

The Commission reviewed the Mill Pond sub-watershed documents and recommendations.

Q. Golden made a motion to accept the reports and accompanying documents, and to recommend to the BOS that the Town accept the reports so that they can be appended to the Merrymeeting River Watershed Management Plan already submitted to DES. B. Doyle seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- aye. Motion passed, 5-0-0.

2. Belknap Range Conservation Coalition dues -- \$40.00 per year

Expenditure approved.

3. NH Association of Conservation Commissions dues – \$450.00 for fiscal year 2021

Expenditure approved.

4. Budget expenditures, savings account statements

Reviewed, no comments.

5. Bill from BCM Environmental Law

Expenditure approved.

Notice of Intent to Cut

1. Michael Mahoney, Map 33, lots 58, 59, 62, 63, 64
The Commission reviewed the notice; noted that these are small, approx. 1/4 acre contiguous lots

Correspondence

1. Wetlands and Non-Site Specific Permits issued:
 - a. Town of Alton highway Dept., Depot St.
 - b. Town of Alton, 58 Mt. Major highway, Map 34, lot 36
 - c. John Vallerand, 96 Hopewell Pt. Rd, Map 21, lot 5
 - d. Ellen Powers, 25 Indian Shore Rd, Map 62, lot 10
 - e. Andrew Kenney, 200 Woodlands Rd, Map 56, lot 38
2. Shoreland permits issued:
 - a. Albert Williams, Rattlesnake Island, Map 78, lot 2
 - b. Matthew Bravar, 53 Rustic Shores Rd, Map 23, lot 6

Adjourn

B. Doyle made a motion to adjourn. V. McDonald seconded the motion. Roll Call: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; V. McDonald- aye. Motion passed, 5-0-0.

The meeting was adjourned at 8:15pm.

Respectfully Submitted,

Jennifer L. Riel

Jennifer Riel, Recording Secretary

Annual Monitoring Report, Alton, NH ~ Date: 10/4/20

Town: Alton, NH
Grantor: Charles & Sandra Westen Acres: 17 (13.8 per survey)
Local Property Name: Westen-Frohock parcel
Tax Map: 10 Lot: 4

☐ Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: _____ Book / Page: _____

Current Owner: Town of Alton, Alton Conservation Commission
Mailing Address: PO Box 659
Town: Alton State: NH Zip Code: 03809
Home phone: _____ Cell phone: _____ Email: conservation@alton.nh.gov

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 ☐ 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.

The Commssion is not considering any changes in the management

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: ☒ GPS Track ☐ Sketch / ☒ Photos ☐ Other (please list)

Monitored on 10/4/20 by Quinn Golden, Gene Young, and Wes Demers

No adverse events or activities observed, other than a fire pit near the dam at the North end of the property. Walked the West side of the property, from which the Eastern boundary is clearly visible. The boundary is not marked, which needs to be done.

Monitored by (print name): Quinn Golden

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)



Westen-Frohock parcel October 18, 2020



Gaia Topo (feet): © Gaia GPS, OpenStreetMap Satellite: © MapQuest

200 ft
Web Mercator | EPSG: 3857



Firepit at North end of Westen-Frohock.

Annual Monitoring Report, Alton, NH ~ Date: 10/18/20

Town: Alton, NH
Grantor: Robert & Dorothy Seavey Acres: 22.4
Local Property Name: Seavey 22 acres
Tax Map: 18 Lot: 20

☐ Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: _____ Book / Page: _____

Current Owner: Michael & Lynn nemser
Mailing Address: 834 Monticello Court
Town: Venice State: FL Zip Code: 34292
Home phone: _____ Cell phone: _____ Email: _____

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: 10/12/20 or ☐ NO

Is there a management plan for the Property?

☐ YES/ Date of plan: _____ 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.

owner stated no changes planned, there is no expectation of any encroachment

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.

the presence of Isotria Medioloides is central to this easement. The property is being managed to assure that the plants are not disturbed.

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)

Bob Doyle, Dana Rhodes, and Gene Young walked the property on 10/18/20. Walked most of the perimeter, saw no cause for concern, observed several patches of Isotria, none disturbed, interior of the lot and the stream are undisturbed.

Monitored by (print name): Bob Doyle

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

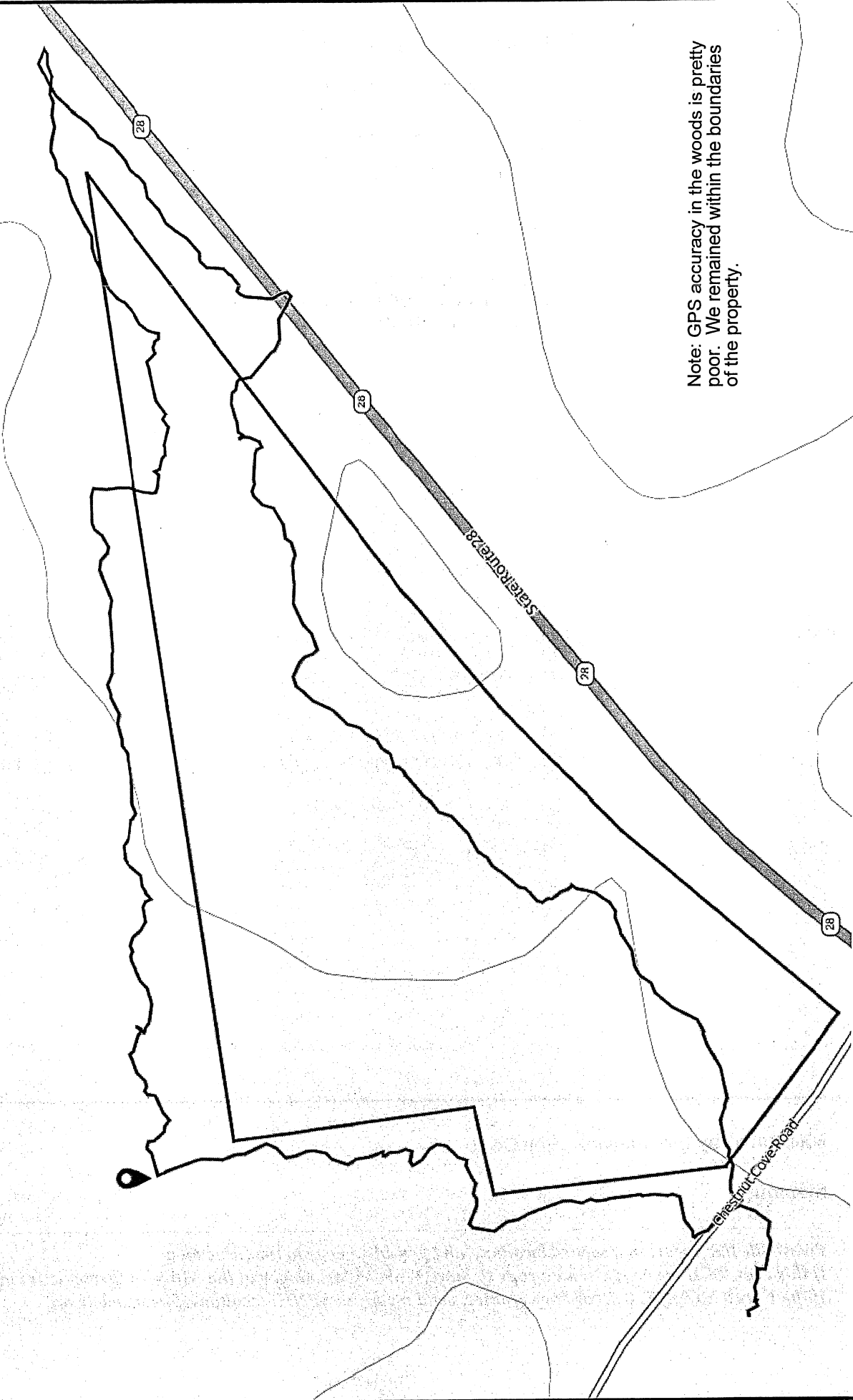
If the Forest Society is a secondary grantee, send a copy to [SPNHF ccolton@forestsociety.org](mailto:SPNHF_ccolton@forestsociety.org)



Seavey 22.4 acre parcel monitoring 10/18/20



Declination: -15°



Note: GPS accuracy in the woods is pretty poor. We remained within the boundaries of the property.

Annual Monitoring Report, Alton, NH ~ Date: 10/18/20

Town: Alton, NH

Grantor / Acres: M Burke / 90

Local Property Name: Mike Burke Town Forest

Tax Map / Lot: Map 10, Lot 15

☐ Check here if ownership has transferred from owner listed below.

Provide new landowner contact information, and include:

Transfer Date: _____ Book / Page: _____

Current Owner: Town of Alton, Conservation Commission

Mailing Address: PO Box 659

Town: Alton **State:** NH **Zip Code:** 03809

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 ☐ NO

For the **Municipally Owned Property** 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 from prior year. There are no changes planned.

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.

There are no concerns or violations.

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: X GPS Track Sketch / Photos Other (please list)

Q. Golden and W. Demers walked the property, followed the boundaries via GPS. Was not able to find any corner pins other than the south east corner. The property could use boundary markers and CC markers. A "No Hunting" sign was observed on the property. No additional issues or problems. Walked part of the trail system on the property, it was well marked with Trail Diamonds. No erosion issues and little blow down.

Attached GPX file of Monitoring.

Monitored by  (print name): **Quinn Golden, Wes Demers**

Signature:

Please file this report in a secure location, provide a copy to the Selectmen, and send a copy to:

Steve.Walker@osi.nh.gov

Conservation Land Stewardship Program
Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301



Mike Burke Town Forest, Alton NH October, 2020

