

**ALTON CONSERVATION COMMISSION
NOTICE OF MEETING**

**ALTON TOWN HALL
December 8th, 2022 & 6 P.M.
Minutes**

Members:

Gene Young, Chairman

Dana Rhodes, Vice Chairman

Earl Bagley

Russ Wilder

Tom Diveny

David Mank

Reuben Wentworth, Selectman's Rep

Others Present:

Katherine Bowden, Secretary

Maureen Geppert

Members Absent:

Tom Diveny

Call Meeting to Order:

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

Public Announcements:

Approval of Agenda:

Agenda was approved as printed.

Presentations/Consultations:

Approval of Minutes:

Approval of the 11/10/2022 Meeting Minutes

Dana Rhodes moved to approve the minutes of 11/10/2022 David Mank seconded. By voice vote of 5 yea, 0 nay, the motion passed. David Mank abstained.

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 #Z22-26 Ray & Dorothy Thomassian, Map 33 Lot 34-142, 39 Beacon Ave - Special Exceptions to Article 300, Sections 320 D & F. to replace and expand an existing cottage that is Nonconforming for Use, one of multiple dwellings on a single lot. - ConComm has no objection unless the expansion adversely affects the septic system or potable water supply to the cottage.**

Signed by Gene Young 11/21/2022

- 2) **Case #Z22-27 Avery Living Trust, Steven and Jean Avery, Trustees, Map 16 Lot 25 Mount Major Highway - A Special Exception to Article 300, Section 360 to construct a non-habitable barn as the primary structure on a lot.**

- The Commission had no comments or concerns.

-Signed by Gene Young 11/18/2022

- 3) **Case #Z22-28 & 29, Paul F. Zuzgo, LLS, Daniel and Trisha Lacroix, Owners, Map 5 Lot 46, 16 Lane Drive - A VARIANCE to Article 400, Section 25B to permit the creation of a new lot of record that will have less than 200' of Road Frontage. EQUITABLE WAIVER OF DIMENSION is requested in Accordance with Article 500, Section 540 B. of the Zoning Ordinance to provide relief for the existing garage which presently encroaches 18.3 feet into the 25' ROW setback at its closest point.**

-The Commission Objects to the creation of non-conforming lots.

Signed By Gene Young 11/18/2022

Wetland Permit by Notification (PBN):

- 1) **Wetland PBN Application – Bob Dean, Mount Major Highway, M36 L40 –**
Currently the shoreline of the property contains a grandfathered 200 sq. ft. raised deck installed on the bank adjacent to the dock. In 2021 the applicant began to repair the decking, it was determined that the supporting structure of the deck also required replacement at which time the applicant ceased work to obtain a permit for the replacement. The applicant is now proposing to replace in-kind the existing deck, the existing 4'X24.5' piling dock as well as the anchoring pad and the access steps for the dock. No change in size or location is proposed for the deck, stair or dock replacements. The existing dock anchoring pad currently extends over the reference line. The proposed anchoring pas replacement will be configured to become conforming, located landward of the reference line. This project will require 355 sq. ft. of permanent impact and 80 sq. ft. of temporary impact. *-Signed by Dana Rhodes 11/18/2022*

Minimum Impact Expedited Applications:

Standard Wetlands Dredge and Fill Applications:

- 1) **Standard Dredge and Fill Wetlands Application- George E. Freese III Rev. Trust, 157 East Side Drive, M35 L21** – Repair or replace existing 8ft X 36ft dock supported by two 7ft X 16ft in-kind with no change in size, location or configuration. Additionally, install a permanent piling supported boatlift adjacent to the boathouse and attached concrete pier. Lastly, install two ice protection clusters north of the existing crib dock for additional protection against ice damage.

- No comments or concerns

- 2) **Standard Dredge and Fill Wetlands Application – Cascade Terrace Beach Assn.- Cascade Terrace, M39 L26-1** – Repair and modify an existing non-conforming piling supported dock and accessory pilings, request repair of damaged / deteriorated timber walls surrounding an existing perched beach, request after the fact approval for seasonal watercraft lifts and request seasonal watercraft lifts for remaining slips (7 watercraft lifts total), relocate an existing PWC storage platform.

- No comments or concerns

Shoreland Permit by Notification (SPBN):

Shoreland Permit Applications:

Notification of Routine Roadway Maintenance Activities:

Reoccurring/Unfinished Business & Projects:

1) Lake Lay Monitoring Program

2) Property Monitoring and Reports

- 1) **Albert E. and Eleanore C. Parkhurst, Map 56 Lot 44/45**
- 2) **Diana Eley, Eley 18 Acre CE, Map 15 Lot 73**
- 3) **Tom and Ann Hoopes, Hoopes CE, Map 15 Lot 72**
- 4) **Robert & Dorothy Seavey, Seavey 22.4 Acre CE, Map 18 Lot 20**
- 5) **Heidke Forest, Town of Alton, Alton Conservation Commission, 48 Acres, Map 15 Lot 53**
- 6) **Diana Eley, Eley 159 Acre Fee, Map 5 Lot 71**
- 7) **Robert & Dorothy Seavey, Seavey 8.5 Acre CE, Map 15 Lot 31-A**

- 8) **Robert W. and Dorothy M. Seavey, Gilman Pond Conservation Area, Map 15 Lot 31**
- 9) **David R. Hussey, Hussey CE, Map 5 Lot 72**
- 10) **NSTS Development, Timber Ridge CE, 14.8 Acres, Map 58 Lot 5**

- 11) **Charles J and Sandra L. Westen, Frohock Brook Marsh Fee, Map 10 Lot 4**
 - *Dana Rhodes moved to approve the annual property monitoring reports. Reuben Wentworth seconded. By voice vote of 6 yea 0 nay the motion passed.*

- 3) **Green Oak Realty**
- 4) **Natural Resources Inventory Update**
- 5) **Gilman pond Management Plan**
- 6) **Budget**
- 7) **Conserved property signs**
- 8) **Future conservation opportunities**

New Business:

- 1) **Camire Service Invoice-** Field Mowing, Gilman's Corner Road for Alton Conservation Commission
 - *Dana Rhodes moved to approve the payment of \$500 to Camire Services for field mowing on Gilmans Corner Road. David Mank seconded. By voice vote of 6 yea, 0 nay the motion passed.*

Commissioner Reports:

Chairman Report-

Vice Chair Report-

Member Reports-

Russ Wilder attended friends of recreation committee meeting on behalf of the Conservation Commission. Russ gave a brief description on the meeting and the potential to have the Conservation Commission be a member or volunteer. The Friends of Recreation is looking for help to fund projects around town including a new playground at Jones Field. He suggested doing guided hikes on local trails to help promote parks and rec activates in the community.

Notice of Intent to Cut Timber:

Notice of Intent to Cut: Frohock Brook Road, M10 L26

Notice of intent to Cut: Bear Pond Road, M12 L86, 87,88,89,90

Correspondence:

- 1) **NHDES RFMI – Shoreland Permit Application - Janet / Joseph Boccelli Jr, 16 Interlaken Rd M63 L38.**
- 2) **NHDES RFMI – Standard Dredge and Fill Wetlands – Swanson, 60 Big Barndoor Island, M81 L33**
- 3) **NHDES RFMI – Standard Dredge and Fill Wetlands Permit – Youngblood Realty Trust, 142 Black Brook Road, M44 L50**
- 4) **Response to NHDES RFMI Standard Dredge and Fill Wetlands Permit Application – Robert Diorio Rev. Trust, 68 Basin Rd, M47 L8**
- 5) **Response to NHDES Letter of Deficiency – Payzant, 183 Sunset Shore Drive, M70 L31**
- 6) **Notice of Appeal of DES Wetlands Permit #2022-01775, Collins Norris Family Trust**
- 7) **NHDES Approved Standard dredge and Fill Wetlands Permit Application – Mehrnaz Aghami-Long Rev. Trust, 158 Smith Point Road, M64 L17**
- 8) **NHDES RFMI- Expedited Minimum Impact Project Permit – Richard Callahan, 56 East Side Dr., M33 L24**
- 9) **NHDES Documented Violation – Stonewood Realty Trust, John & Maria Crugnale, Levitt Rd, M67 L8**
- 10) **NHDES Follow up on Letter of Deficiency – Keith & Susanna Payzant, 183 Alton Shores Road, M70 L31**
- 11) **Reply to NHDES RFMI – Rubbico, Notla Lane, M37 L45**
- 12) **NHDES RFMI – Shoreland Permits Application, Donovan Family Trust, M43 L22**

Date and time of next meeting:

January 12th, 2023 6 P.M.

Adjournment:

Meeting adjourned 7:00 P.M.

Respectfully Submitted,

Katherine N Bowden

Building Dept. / Conservation Secretary