

Approved
1/13/22
DRAFT

TOWN OF ALTON CONSERVATION COMMISSION
MINUTES OF MEETING
ALTON TOWN HALL
December 9, 2021, 6:00PM

Members Present

Gene Young, Chair
Dana Rhodes, Vice Chair
Tom Diveny, member
Russ Wilder, member
Earl Bagley, Vice Chair
Virgil McDonald, Board of Selectman's Representative
David Mank, alternate member

Call to Order

Chair Young called the meeting to order at 6:01PM.

Chair Young appointed alternate member David Mank to sit in for B. Doyle's absence.

Approval of Agenda

The commission reviewed the Agenda and approved as presented.

Presentations

None.

Approval of Minutes

Meeting of November 10, 2021 –**D. Rhodes made a motion to approve the minutes as presented. V. Macdonald seconded the motion. Motion passed, 6-0-1. D. 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) Z21-30- Gary & Suzanne Brunelle, 59 Rustic Shores Rd, M23 L8- Applicant requests a **Special Exception** in the Rural (RU) Zone from Article 300, Section 320 J. of the Zoning Ordinance to permit replacement of an existing shed that encroaches into the side & ROW setbacks as defined in the Zoning Ordinance.

(G. Young signed off with no concerns on 11/19/21)

2) Z21-31- Laura Ogonowski-Michaud Family Trust, 51 Keewaydin Dr, M38 L23- Applicant requests a **Special Exception** in the Lakeshore Residential (LR) Zone from Article 300, Section 320 J. of the Zoning Ordinance to permit the demolition of two existing nonconforming structures and replace them with a more conforming structure composed of a single family home and attached garage.

(G. Young signed off with no concerns on 11/19/21)

3) Z21-32- Gail Naylor, Cathy Ln (Archie Ln), M40 L37- Applicant requests a **Variance** in the Lakeshore Residential (LR) Zone from Article 300, Section 327, A 2. of the Zoning Ordinance to permit a 28' x 50' building envelope set 5' from the front property line, where 25' is the minimum setback requirement.

(G. Young commented that this will require a Shoreland Permit on 11/19/21)

4) P21-30- East Side LLC/Andrew & Jennifer Fuller, Dan Kelly Dr, M11 Lots 27 & 29- Applicant requests a **Lot Line Adjustment** in the Lakeshore Residential (LR) Zone for two (2) lots of record. Lot 27 adjusted from 43.138ac to 40.801ac; and Lot 29 adjusted from 9.021ac to 11.358ac.

It was noted the lots are large in size and the terrain is rugged; based on the information presented, it appears there is an encroachment issue if the lot line isn't changed. There are some wetlands. The Commission has no concerns.

5) P21-31- Jeffrey & Clare Letendre, Frohock Brook Rd, M10 L26- Applicant requests a **Final Minor Subdivision** in the Rural (RU) Zone into two (2) lots of record. The parent lot would consist of 18.68ac and the subdivided lot would be 2.3ac.

It was noted Frohock Brook Road is a Class VI Road; there is a drainage easement. There was a question whether the lot that is being created could be too wet to be built on; there are also steep slopes in the area and the driveway for the newly created lot would likely have to go through 35% slopes. The Commission has no concerns.

6) P21-32- JoBean LLC-Dean Puzzo, Homestead Place, M26 L10- Applicant requests a **Final Minor Site Plan** in the Residential Commercial (RC) Zone to change the use of the existing building to a Medical Center or Lab use to offer chiropractic care.

The Commission has no comment.

7) P21-33- Keith Dube of Piperdube LLC, 800 Suncook Valley Rd, M2 L12- Applicant requests a Design Review/Major Site Plan in the Rural (RU) Zone to construct a Self-Storage Facility consisting of two (2) storage buildings and contractor's yard.

It was noted the building will be 30' by 100'; it cannot exceed the maximum building height of 35; it was noted there are some wetlands in the front of the lot although it is wooded with a high water table. The Commission has no concerns.

8) P21-34- Dave Fuller-SADCO Site Dev LLC & John Matarozzo, 436 Suncook Valley Rd, M9 L6- Applicant requests a **Design Review/Major Site Plan** in the Rural (RU) Zone to construct two (2) Boat Storage buildings, a small office building, and a gravel parking area.

It was noted the back of the lot goes down to wetlands but there will be sedimentation control measures in place. The Commission has no concerns.

9) P21-35- Ray & Eva Donita Dezenzo Jr and Dean & Cathy Sedler, Big Barndoor Island, M80 L7, 8 & 9- Applicant requests a **Lot Line Adjustment** in the Lakeshore Residential (LR) Zone for three (3) lots of record. Lot 7 adjusted from 37,900sqft (.87ac) to 57,120sqft (1.31ac); Lot 9 adjusted from 35,500sqft (.81ac) to 55,460 (1.27ac); eliminating Lot 8 altogether. *(The Planning Dept just informed us this case is being continued until January 2022 as there needs to be more information indicated on the plans)*

No review.

Standard Wetlands Dredge and Fill Applications

1) WWD Properties LLC, 1 Garden Park Rd, M60 L17- Applicant proposes to enlarge existing perched beach above and behind the full lake elevation of 504.32. Access steps will replace existing stepped access with 4' wide rock/stone steps and be constructed at 0% grade and surrounded by a rock retaining wall with a diversion swale upslope of the beach & will utilize no more than 10cubic yards of sand. It is located within the 10'setback and abutter permission will be provided. Also, necessary repairs to an existing piling supported dock, a portion of existing shoreline retaining wall and an existing stone jetty adjacent to an existing 'dug-in' boathouse.

The Commission has no concerns.

Wetland Permit by Notification (PBN) None.

Minimum Impact Expedited Applications None.

Shoreland Permit Applications

- 1) **Karen Kean, 118 Sleeper Island, M73 L3-** Applicant proposes to construct 26x21 addition on sonotube supports outside the bank limit of the shoreline. Trees within 50' of the water will be removed and a tree count is provided.

The Commission reviewed the plans presented. It was noted the existing building will become more non-conforming within the 50' buffer zone. It is the recommendation of the Commission that the application is not approved.

- 2) **Daniel & Julie Welch, 100 Minge Cove Rd, M60 L29-** Applicant proposes to replace foundation and move house back further with new septic. Temporary impact area will be 5165sqft. There will be a net decrease of 656sqft in impervious area due to the installation of permeable paver driveway & parking areas. Total impact will be 4509sqft.

The Commission reviewed the plans presented. The Commission has no concerns.

- 3) **Custos Trust, 277 Trask Side Rd, M43 L10-** Applicant proposes construction of new walkways using pervious pavers, new paved driveway location, and new patios replacing existing impervious patio and deck surface with pervious pavers. Net decrease of impervious surfaces by 401sqft.

The Commission reviewed the plans presented. It was noted there are steep slopes on the small lot. The Commission has no concerns.

- 4) **Jane Davis, 15 Echo Point Rd, M40 L44-** Applicant proposes to construct a new garage, place frost wall foundation under existing cottage, remove excess pavement and install stormwater measures.

The Commission reviewed the plans presented. The Commission has no concerns.

Shoreland Permit by Notification (PBN) None

Notification of Routine Roadway Maintenance Activities None

Reoccurring/Unfinished Business & Project

- 1) **Green Oak Realty-**

2) Monitoring-

- a) AMR_Timber Ridge 14.8Acre CE_Final_2021
- b) AMR_Parkhurst 17Acre Final_2021
- c) AMR_Rail Trail CE_Final- *It was noted there may be an encroachment but its been there a while; the shed is on Route 11D which is in the right-of-way but a surveyor would be needed to confirm.*

E. Bagley made a motion to accept the monitoring reports. T. Diveny seconded the motion. Motion passed, 7-0-0.

3) Canoe & Kayak Access to Merrymeeting River-

It was noted they are having trouble catching up with the property owner.

4) Gaia GPS Professional Account-

5) Lay Lake Monitoring Program-

G. Young stated he put the action voted on by the Commission at the last meeting, into a letter and sent it out to the Board of Selectmen. It was noted it is currently under review by Town Counsel. The Commission discussed becoming actively involved in the program.

R. Wilder made a motion to actively participate in the Lay Lake Monitoring Program. T. Diveny seconded the motion. Motion passed, 7-0-0.

- 6) Natural Resource Inventory Update-** *Invoice Received. It was noted the amount is only part of the total bill. All the work is complete, but it needs to be reviewed.*

R. Wilder made a motion to approve the invoice from Stoney Ridge Environmental in the amount of \$3,851.25, invoice dated 11/19/2021. D. Mank seconded the motion. Motion passed, 7-0-0.

New Business

Save Forest Lake State Park, Jon Swan- Dalton, NH- *The Commission reviewed email correspondence regarding a proposal by Casella Waste Management for a landfill near Forest Lake State Park on 1800 acres. The letter requests the Commission to send a letter of opposition to the New Hampshire Department of Environmental Services. G. Young stated he suggested to Mr. Swan to research how the Town of Durham defeated a proposed oil refinery. The Commission agreed landfills should not be built next to high-functioning wetlands and agreed to have G. Young draft a letter.*

Notice of Intent to Cut Timber

The Commission reviewed the following Notices of Intent to Cut:

- 1) **Miramichie Hill LLC** c/o David Slade- Bowman Rd, M15 L10- 46ac cut
- 2) **Jolly Holdings LLC** c/o David Slade- Chestnut Cove Rd, M15 L15-13 & 25- 25ac cut

Chairman Report

CMSC Activity (Cyanobacteria Mitigation Steering Committee) – *G. Young explained Powder Mill Fish Hatchery has been dumping phosphates into the Merrymeeting River since 1950; the ponds in New Durham have been experiencing cyanobacteria blooms for many years and the committee was formed between Alton and New Durham to try to do something about it. He stated the committee is fairly dormant at this time as they accomplished requiring an EPA permit for the hatchery and plans were developed for removing the phosphate. G. Young stated the committee also discussed watershed management plans around the lake. He stated Mill Pond was also studied in detail; the management plans open the door for Section 319 grants from EPA through NH DES to get mitigation for phosphates and pollution. He stated he has begun working with Scott Kinmond, Department of Public Works Director, to write up a grant for mitigation on Mill Pond.*

Vice Chair Report- *R. Wilder stated there will be a campaign to acquire nearly 500 acres of land for conservation by the Forest Society, sometime in the spring. He stated it is nearly 500 acres. G. Young stated he expects a presentation from the Forest Society, sometime in February. R. Wilder stated it will string together a lot of public land in the area around the Morse Preserve from Alton Bay State Forest to the end of Jesus Valley Road.*

Correspondence

The Commission reviewed the following correspondence:

- 1) Budgeted Expense Sheet/Bank Statements
- 2) Belknap Range Conservation Coalition (BRCC) Meeting/Annual Meeting Notes
- 3) NHDES Shoreland Permit- Pamela Puleo Rev Trust, 14 Litch Ln, M38 L42
- 4) NHDES Shoreland Permit- Spring St Realty Trust, 150 Spring St, M38 L4
- 5) NHDES Wetlands Permit- Dean & Lorraine Boucher, 30 Varney Rd, M22 L18
- 6) NHDES Shoreland Permit- 61 Cove Point Rd, M21 L13-1
- 7) NHDES Shoreland Amendment- Sunset Shore Dr, M70 L7
- 8) NHDES Forestry PBN- Miramichie Hill LLC c/o David Slade- M15 L10
- 9) NHDES Notice of Past Violation- Jon & Carol Hodges- 128 Roger St, M54 L42

Date and Time of Next Meeting

Thursday, January 13, 2022, 6:00PM.

The meeting was adjourned at 7:08PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary

