


**TOWN OF ALTON
CONSERVATION COMMISSION
December 10, 2020**

approved 1-17-21
printed

DRAFT

**TOWN OF ALTON
CONSERVATION COMMISSION
MINUTES – DRAFT UNTIL APPROVED
December 10, 2020, 6:00 p.m.
ALTON TOWN HALL**

Members Present

Gene Young, Chair
Earl Bagley, Vice-chair
Russ Wilder, member
Bob Doyle, member
Quinn Golden, member
Dana Rhodes, member
Virgil McDonald, Board of Selectman's Representative – absent

Also Present

Wes Demers, volunteer student from University of New Hampshire

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

**TOWN OF ALTON
CONSERVATION COMMISSION
December 10, 2020**

DRAFT

The commission reviewed the Agenda. The agenda was amended to:

- Remove from PB/ZBA Items: item 1, Christian Camps due to clerical error.
- Add PB Cases P01-21, P01-22 and P01-23.
- Under Standard Dredge and Fill items:
 - add Richardson Road/culvert replacement
 - Add Bridget Seymour, permit 2020-01169, approved May 29, 2020 – amendment to replace stacked rock crib 5' high in 7' water with road-filled crib of same dimensions.
- Under Monitoring: add Seavey 208 Acre report

R. Wilder moved to approve the agenda as amended. B. Doyle seconded the motion. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.

Approval of Minutes

Minutes of August 27, 2020 meeting: **Bob Doyle moved to add the words "per NH RSA 91-A:3, II (I), for consideration of legal counsel" to the first sentence of his motion as written under the heading "Presentations and Consultations." The amended motion shall read: "Bob Doyle moved to enter non public session per NH RSA 91-A:3, II (I), for consideration of legal counsel." Second by Q. Golden. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley –aye; D. Rhodes- abstain. Motion passed, 5-0-1.**

R. Wilder moved to approve the minute as amended. B. Doyle seconded the motion. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley –aye; D. Rhodes- abstain. Motion passed, 5-0-1.

Meeting of October 8, 2020 – **R. Wilder moved to approve the minutes as presented. R. Wilder seconded the motion. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley –aye; D. Rhodes- abstain. Motion passed, 5-0-1.**

Presentations/Consultations

None.

Planning Board/ZBA Agenda Items

- ~~1. Christian Camps and Conferences, Inc., Map 19, Lot 15, 34 Camp Brookwoods Road – proposal to construct 52'x72' year-round two-story structure~~
2. P01-21: *The committee reviewed the proposal and has no concerns.*

**Q. Golden moved to approve. R. Wilder seconded the motion. Roll Call
Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye;
E. Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.**

3. P01-22: *The committee reviewed the proposal. There is concern whether there is enough room for a driveway on lot 1 between wetland and lot 2 without invading the 10' setback.*

**R. Wilder moved to approve. D. Rhodes seconded the motion. Roll Call
Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye;
E. Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.**

4. P01-23: *The committee reviewed the proposal and has no comment.*
**R. Wilder moved to approve. B. Doyle seconded the motion. Roll Call Vote:
G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E.
Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.**

Standard Dredge and Fill Application

1. Carol Richardson, 16 Richardson Drive, Map 38, Lot 44, culvert replacement:

The committee wants to make sure the culvert is set so that there is no drop off outlet or use open bottom culvert.

**R. Wilder moved to approve. B. Doyle seconded the motion. Roll Call Vote:
G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E.
Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.**

2. Bridget Seymour, permit 2020-01169, approved May 29, 2020 – amendment to replace stacked rock crib 5' high in 7' water with rock-filled crib of same dimensions.

The committee reviewed the plans and has no concerns.

Wetlands Permit by Notification

None.

Minimum Impact Expedited

None.

Shoreland Permit Application

1. Henry Flickinger, 376 Rattlesnake Island, Map 77, Lot 1, install new septic system, temporary access, grading controls:

The committee declined to review.

Shoreland Permit by Notification (PBN)

None.

Notification of Routine Roadway and Railway Maintenance Activities

None.

Old Business

1. Monitoring:
 - a. Eley 159 Acre
 - b. Eley 18 Acre
 - c. Freese – Farrell 11 Acre
 - d. Seavey 8.5 Acre
 - e. Seavey 208 Acre

R. Wilder moved to accept the five reports and append them to these minutes. Q. Golden seconded the motion. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.

2. Green Oaks
Bill from BCM Environmental & Land Law – The committee reviewed the bill.
No discussion.

3. Gilman Pond Field Mowing
Potential contractors: Rodney Sanborn, (2016); Benjamin Thompson, (2018); Andrew Morse; Bert Morse, Dave Avery.

No discussion.

4. Monitoring Records Database setup on Town servers

The committee discussed the database setup. Wes Demers is still in the process of setting up a time to work with Josh Monaco.

New Business/Projects

1. Canoe/kayak Access to the Merrymeeting Marsh above Route 28

It was the consensus of the committee to approach Brad Bissell to use his lot, Map 26, Lot 13 for access to Merrymeeting Marsh.

2. NHACC New Member Form

Committee members are asked to fill out and hand in to receive email information from NHACC.

3. Names of Properties, Shape Files, Monitoring List, GAIA GPS Professional Account

The committee discussed the use of grantor name to identify properties, and to make shape files names match on monitoring list. The Commission will use the name of the original grantor as the property name in most cases, with additional descriptors as needed.

GAIA GPS had offered a 90 day free trial and the committee discussed whether they would continue with the program as well as the costs involved which would be \$40 per person annually. The committee agreed to try the team app.

4. NH DOT – West Alton Brook bridge reconstruction – wetland mitigation

The bridge repair on Alton rook will require mitigation; NH DOT looking for mitigation project. Suggestions are west side of Coffin Brook on Map 5, Lot 36 parcel or improve filtering of run-off that goes through the traffic circle.

5. Halfmoon Lake Association 2020 Contribution to Lake Monitoring

R. Wilder moved to donate \$250 to the Halfmoon Lake Association for Lake Monitoring. D. Rhodes seconded the motion. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.

Commissioner Reports

1. R. Wilder: Conservation Land Project Update-
SPNHF will begin a Conservation campaign in Spring for 800 acres.
2. G. Young: discussed conversation with Thomas Moroney while walking the High School CE's and gave a copy of follow-up letter to the Commission. Letter will be attached to minutes.
3. Need "No Cut Buffer" disks

4. Dunbar – the commission needs history before any action is taken.
5. ID Tags for Members: D. Rhodes suggested the committee should have identification tags, badge or cards to use when meeting public while doing monitoring, trail work, etc. It was the consensus of the committee to look in to what can be made.

Other Business

None.

Notice of Intent to Cut

Benjamin Kane, Map 8, lot 14, Youngstown Road

Correspondence

The committee reviewed the following correspondence:

1. BCCD Volunteer coordinator project
2. Wetlands permit – Gary Blaisedell, 368 Rattlesnake Island, Map 77, Lot 3
3. Budget Expenditures for October 2020
4. Shoreland Permit – Mark Blanchard, 104 Railroad Avenue, Map 65, Lot 82
5. Wetlands PBN Denied – John Dunbar, 48 Treasure Island, Map 74, Lot 16
6. Wetlands Permit – Zuker Family Trust, 92 Woodlands Road, Map 56, Lot 11
7. Amended Wetlands Permit – Michael Sullivan, 140 Rattlesnake Island, Map 75, Lot 30
8. Shoreland Permit – Cristen and Judith Copley, 20 NH Route 11D, Map 50, Lot 10
9. Shoreland Permit – Angel and Gary Blaisedell, 368 Rattlesnake Island, Map 77, Lot 3
10. Wetlands Permit – Donal Lacroix Trust, 53 Riverlake Street, Map 32, Lot 26
11. Inspection Report – Varney Engineering, LLC for Ralph Devecchio, Map 57, Lot 11, restoration
12. Shoreland Permit – David and Kelley Bosman, 203 Trask Side Road, Map A42, Lot 23
13. Shoreland Permit – Gregory Beaumier, 244 Black Point Road, Map 44, Lot 8
14. Wetlands Permit – David and Jennifer Dumouchel, 1000 Rattlesnake Island, Map 75, Lot 64
15. Wetlands Permit – Constance & Jeffrey Walsh, Map 64, Lot 16-2, Breakwater
16. Forestry PBN- Marlene Meinelt, Map 7, Lot 15

Adjourn

B. Doyle moved to adjourn. D. Rhodes seconded the motion. Roll Call Vote: G. Young, Chair – aye; R. Wilder- aye; B. Doyle –aye; Q. Golden- aye; E. Bagley- aye; D. Rhodes-aye. Motion passed, 6-0-0.

The meeting was adjourned at 7:30pm.

Respectfully Submitted,

Jennifer L. Riel

Jennifer Riel, Recording Secretary

Annual Monitoring Report, Alton, NH ~ Date: 11/7/2020

Town: Alton, NH

Grantor / Acres: Diana Eley 159.2

Local Property Name: Ely 159 Ac

Tax Map / Lot: Map 15/ Lot 71

 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

Mailing Address:

Town: _____ **State:** _____ **Zip Code:** _____

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 X 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.

There are no changes noted from previous years and no changes planned for the coming year.

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.

No concerns or violations noted.

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.

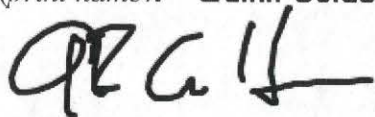
- Attached to this report are: ☒ GPS Track ☐ Sketch / ☐ Photos ☐ Other (please list)

Quinn Golden and Wes Demers entered the property from the North side at Gilman Pond, walked the boundaries West to next lot line (Mp 15/Lot 53). Reentered the property on the South West corner, followed the stone wall boundary for 1000 feet, then traversed through the center of the lot out to Drew Hills Rd.

There were no violations or concerns noted.

Monitored by (print name): Quinn Golden Wes Demers

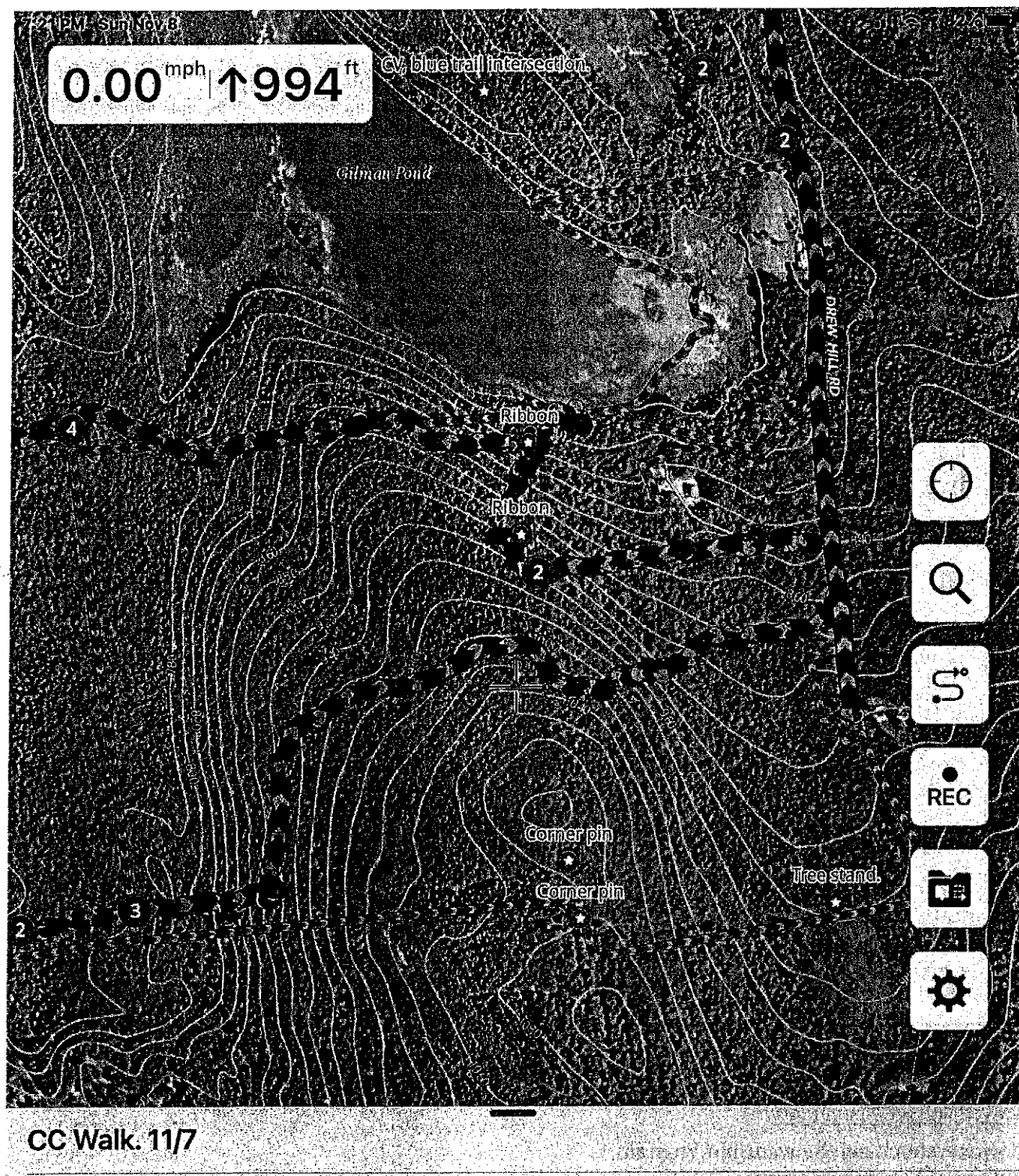
Signature:



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



Annual Monitoring Report, Alton, NH ~ Date: 11/22/20

Town: Alton, NH
Grantor: Diana Eley Acres: 18.03
Local Property Name: Eley 18 Acre CE
Tax Map: 15 Lot: 73

 Check here if ownership has transferred since last monitored.

Provide new landowner contact information, and include:

Transfer Date: Book / Page:

Current Owner: Doris-Ann Eley-Sigler
Mailing Address: 2100 NE 27th Drive
Town: Wilton Manors State: FL Zip Code: 33306
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?

 x YES / Date: 11/20/20 or NO Attempted email contact, no response

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.

There have been no encroachments

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.

In July, 2020, Ms. Eley-Sigler emailed the CC to complain about campfires and a picnic table at the boat landing on this parcel. She asked that the table be removed. The CC removed the table, cleaned up the remains of camp fires. There has been no further communication from the owner. A "no camping, no smoking" sign has been installed on the trail leading to the boat launch.

Monitoring Inspection Description

Provide a detailed description of where you walked and what you observed.

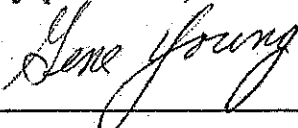
List man-made alterations and management activities (conducted or planned) noting extent, location, and purpose. Examples include: construction, trails, timber harvest, clearing new fields, etc. Please note if management activities being conducted are in accordance with a current Stewardship / Forest 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 the trail to the boat landing, saw no indication of camping or fires. Followed trail back along the shore of Gilman Pond to the Eley house. The balance of the parcel is easily visible from the landing and along the path to the house. No incursions noted.

Monitored by (print name): 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 ccolton@forestsociety.org](mailto:SPNHF_ccolton@forestsociety.org)

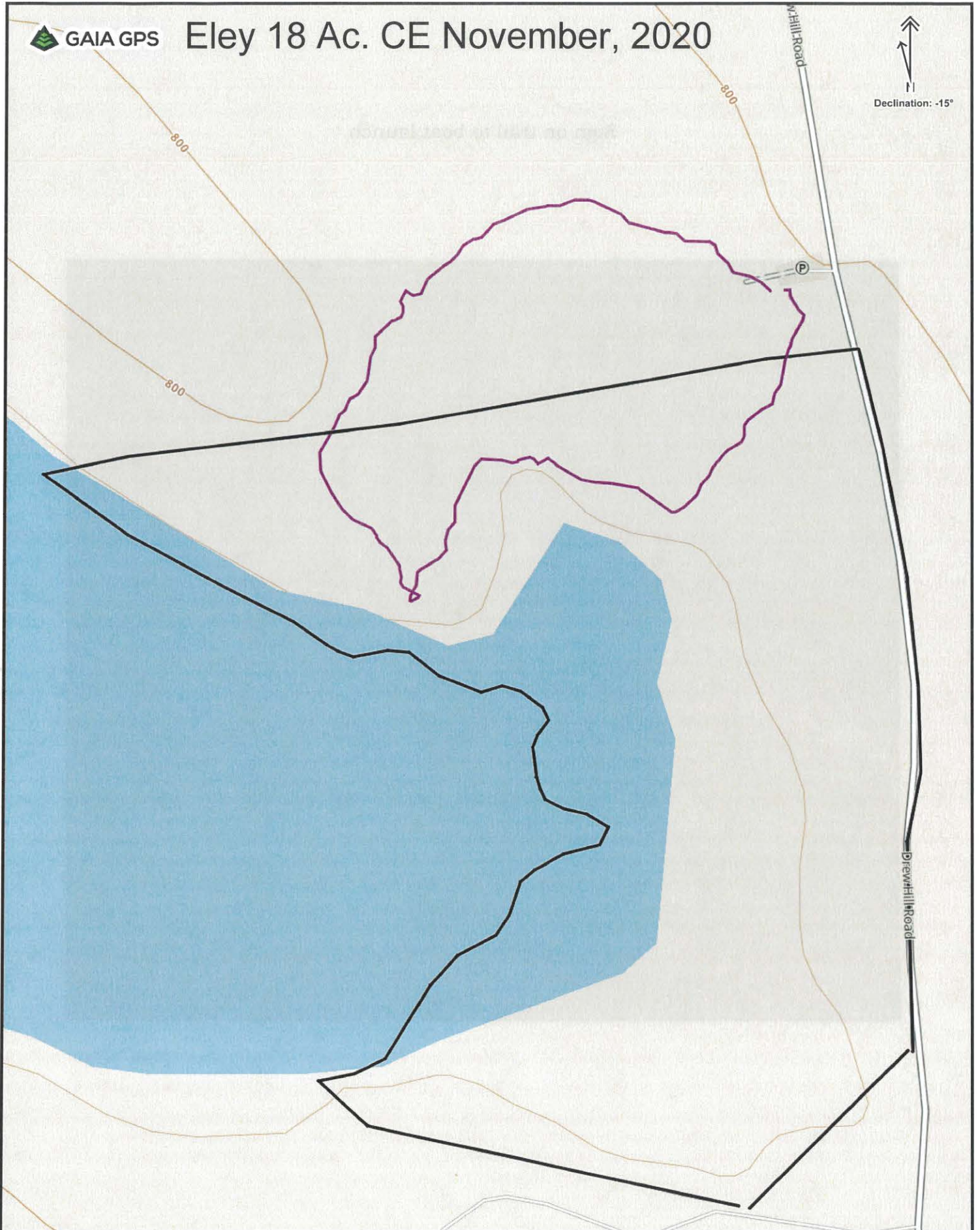


GAIA GPS

Eley 18 Ac. CE November, 2020



Declination: -15°



Annual Monitoring Report, Alton, NH ~ Date: 12/7/20

Town: Alton, NH
Grantor: Robert & Dorothy Seavey Acres: 208
Local Property Name: Seavey 208 Acre Fee
Tax Map: 15 Lot: 31

 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: P.O. Box 659
Town: Alton State: NH Zip Code: 03809
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?

 YES / Date: 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.

None

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.

No concerns or violations known. We hope to have a timber survey done in 2021 on the Town-owned parcels to help guide future management decisions.

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)

This parcel was monitored over several visits by Quinn Golden and Gene Young. The trails on this parcel saw considerably more use this year, and apart from one report of bicycles on the trails, no incidents of concern have been noted. We were unable to confirm the report of bicycles on the trail. The road frontage on Gilman Corner Road and Drew Hill Road remains intact and undisturbed. Both parking areas are in good condition, kiosks and picnic tables are in good repair. There is an infestation of oriental bittersweet at the Gilman Pond parking area, on the right as one passes the David Lawrence Memorial. Due to budget limits, the Native Plant Trust did not conduct any monitoring of the *Isotria Medioloides* on the parcel during 2020.

On November 8, Q. Golden walked the South boundary from the Hoopes parcel West to the corner with Ely and Map 15, lot 53. No incursions or other issues noted.

Monitored by (print name):

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

7:21 PM Sun Nov 8

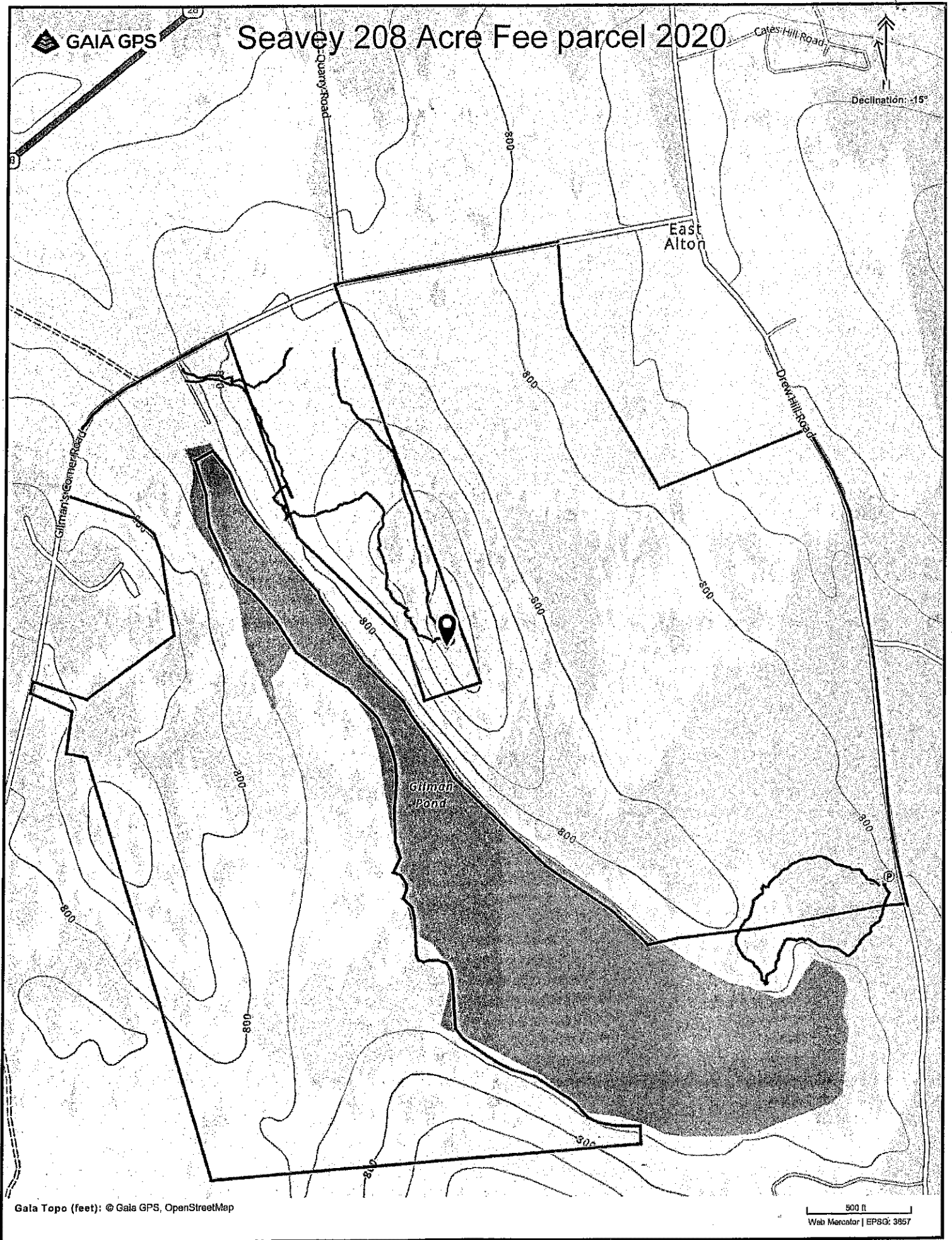
82%

0.00 mph | ↑994 ft

CV, blue trail intersection.



Seavey West side 2020



Annual Monitoring Report, Alton, NH ~ Date: 11/22/20

Town: Alton, NH
Grantor: Michael & Lynn Nemser Acres: 8.5
Local Property Name: Seavey 8.5 Acre CE
Tax Map: 15 Lot: 31A

☐ 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 Rev. Trust
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: 11/22/20 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.

No changes being considered at this time, no encroachments from surrounding Town-owned land

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.

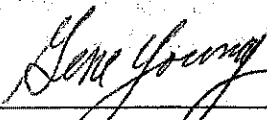
List man-made alterations and management activities (conducted or planned) noting extent, location, and purpose. Examples include: construction, trails, timber harvest, clearing new fields, etc. Please note if management activities being conducted are in accordance with a current Stewardship / Forest 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)

Walked the road that Nemzers use to get to the quarry site, noted that the field area has a lot of small shrubs and tree seedlings growing in it (field is not part of this CE). Road has seen little use this year, quarry is intact. Boundary markers in good condition, no enc violations seen.

Monitored by (print name): 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_ccolton@forestsociety.org

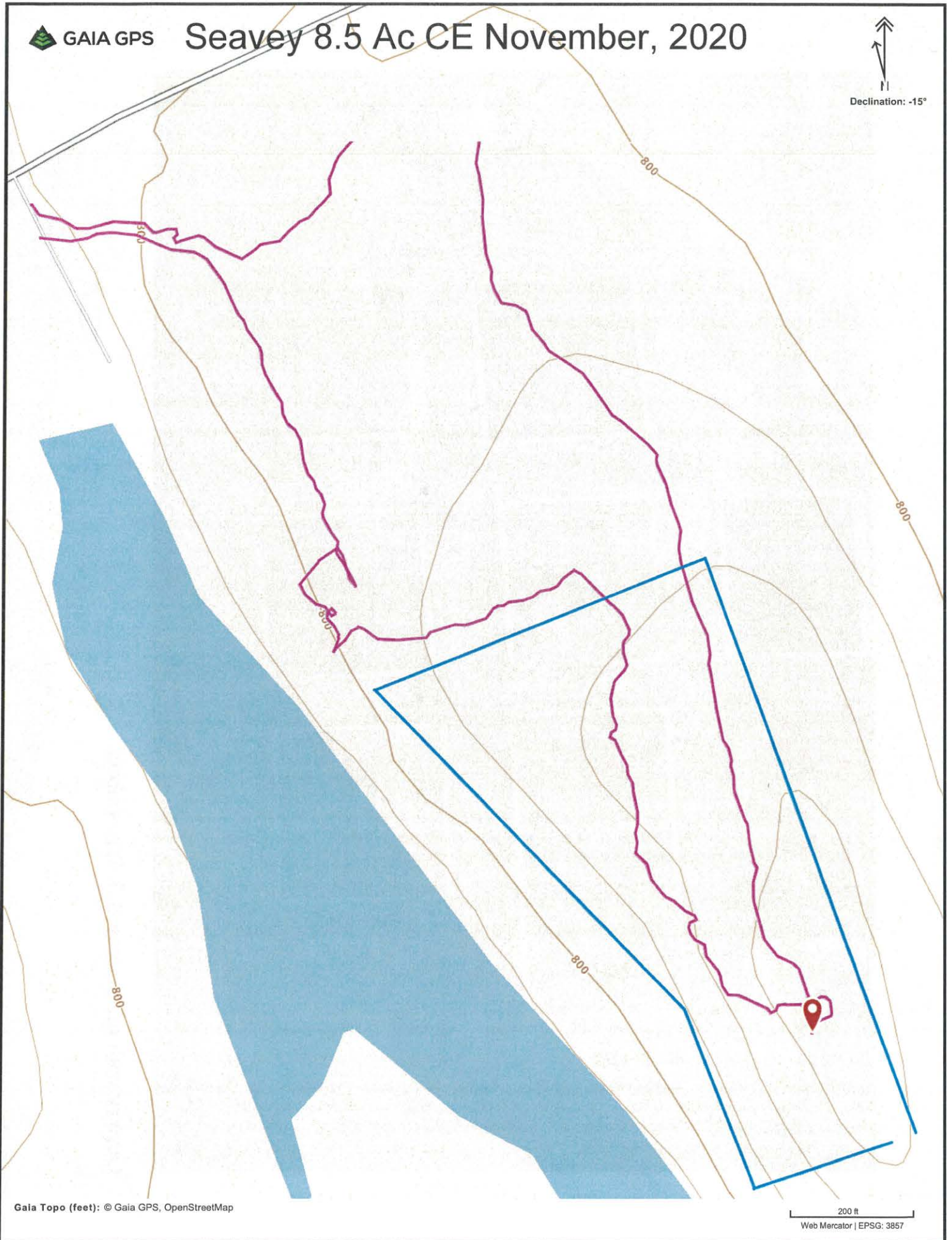


GAIA GPS

Seavey 8.5 Ac CE November, 2020



Declination: -15°





Quarry wall on Seavey 8.5 Acre parcel