

ALTON CONSERVATION COMMISSION
NOTICE OF MEETING
ALTON TOWN HALL
December 12th, 2024, 6 PM
MINUTES

Members:

Gene Young, Chairman
Russ Wilder
Tara Lamper, Alternate

Dana Rhodes, Vice Chairman
Tom Diveny
Andrew Morse, Selectman's Rep

Earl Bagley
David Mank

Others Present: *Katherine Bowden*

Members Absent: *Andrew Morse, David Mank*

Call Meeting to Order: *Called to order at 6:00 pm by chairman Young. Tara Lamper was appointed to fill David Mank's seat.*

Approval of Agenda: *The agenda was approved as printed*

Presentations/Consultations:

Earl Bagley announced his retirement from the Commission by reading the following letter to the Commission:

*"Dear Alton Conservation Commission Members,
It has been so rewarding for me to serve as a member of the Conservation Commission in Alton for more than 20 years! As many of you know, I am moving to Gilford and selling our house on Halls Hill Road. Once the house is sold, I will no longer be a resident of Alton and therefore not able to serve on the Commission. Therefore, I will need to resign from the Commission effective January 1, 2025. The work that the Conservation Commission does is so important, and I am proud of all that was accomplished while serving on the Commission. May your dedication to the protection of open space, forests and improved water quality continue. Respectfully submitted, Earl J. Bagley"*

The chairman then added some historical context to Mr. Bagley's service to the Commission, noting that the Commission was formed in 1969, and that Mr. Bagley has served for 24 of its 55 years in existence, with 22 of those years as co-chair or chairman every year from 2001 to 2022. During that time, the conserved land in Alton grew from 3,175 acres in 2001 to over 6,000 today, with another 500+ acres expected to be conserved in 2025. Mr. Bagley's most important contribution was his extensive knowledge of everything to do with Lake Winnepesaukee, from dock locations and history to the development of virtually every parcel on the lake front. The chairman expressed the appreciation and gratitude of all of the members and thanked him for all of his time and effort to help conserve land in Alton.

Approval of Minutes:

- **11/14/2024 meeting minutes-** *Russ Wilder moved to approve the minutes of 11/14/24 as printed, seconded by Dana Rhodes. Approved with 6 yea.*
- **The meetings that were scheduled for November 28, 2024 and December 26, 2024 were cancelled due to the holidays.**

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) **P24-47, Prospect Mountain Survey, Paul Zuzgo agent for The Moon berry Hill Trust, Earl Bagley, Trustees, M4 L1 349 Halls Hill Road** – Proposal to subdivide lot of 59.42AC into 2 total lots, Parent lot of 53.98AC and one lot of 5.44AC.
 - *Gene Young commented “It would be inappropriate for the Commission to comment on this Proposal because Earl Bagley is a member of the Commission.” Signed by Gene Young 12/3/2024*
 -
- 2) **P24-48, Prospect Mountain Survey, Paul Zuzgo agent for Bruce & Victoria Kennedy, Owners, M7 L4 597 Avery Hill Road-** Proposal to subdivide lot if 180.65AC into 2 lots, parten lot of 7.47AC and one lot of 173.19AC (.16 of the AC in Gilmanton)
no comment. Signed by Gene Young on 12/9/24
- 3) **P24-49, Jones & Beach Engineers, Brad Jones Agent for Outlook Properties LLC, M9 L6 Rte 28/ 436 Suncook Valley Road** – Proposal to construct a Self-Storage Facility consisting of seven self-storage buildings, forty-four (44) 20’x48’ units with onsite well and septic.
 - *Gene Young Commented “ Septic field appears small to service 6,250 gallons of septic tanks. Where is sheet S1? Not signed because the information is incomplete”*

Wetland Permit by Notification (PBN):

- 1) **Wetlands PBN – Martin Holloran, 24 Rt 11-D, M50 L9** – This project proposes to repair/replacement of the foundation beneath the existing garage/barn. The current foundation was constructed with the barn in the 1890s and is beginning to fail due to erosion. The applicant is proposing to replace the existing tree wall foundation to prevent the building from falling into the water. This will result in 480 sq ft temporary impact. No new permanent impacts are associated. The foundation will be replaced within the same design as to minimize impacts.

Received 11/21/24, not reviewed

- 2) **Wetlands PBN- Robert Plantier, 74 Basin Rd, M47 L6** - This project proposes rebuilding the existing crib supported dock, in-kind. Additionally, this project proposes maintaining two PWC lifts/ports and installing a single seasonal boatlift.

Received 11/18/24, not reviewed

Standard Wetlands Dredge and Fill Applications:

- 1) **Standard Wetlands Application – Russell & Donna Richardson, 76 Rattlesnake Island, M75 L45** - Provide a 6'w x 9' wood frame piling supported dock extension to an exiting 6'x35' permanent pier. Dock extension qualifies for permanent dock construction pursuant to Env-Wt. 513.04 (e)(1). A permanent 6'x35' piling supported pier exists and had been issued previous repair permits 2010-1813 and 2024-03154. By providing the additional dock extension it will provide the owners with boatslips pursuant to RSA 482-A at 3' depth x 25' length x 8' wide when measured at full lake elevation. The frontage will support the 2 existing boatslips which meets Env-Wt. 513.05.

No objection

- 2) **Standard Wetlands Application – Deorio Living Trust, 209 East Side Drive, M35 L60** - Permanently remove existing dockage and install a 6ft x 30ft permanent piling supported dock. Install a permanent piling supported boatlift, two (2) fender piles and three (3) ice clusters adjacent to the dockage. Additionally, install a single seasonal boatlift and two (2) seasonal PWC lifts adjacent to the dockage. Lastly, repair or replace an existing 73 LF stone and mortar retaining wall in-kind with no change in size location or configuration.

Comment to Wetlands Bureau: We would prefer to replace the mortar and stone wall with a sloped dry-laid wall. In this case, we recognize that the steep slope may create a barrier to the use of a sloped wall.

Shoreland Permit Applications:

- 1) **Shoreland Permit Application – Jeff & Katherine Ford, 40 Treasure Island, M74 L15** - Temporarily impact approximately 5,600 sf to install a NEW two bedroom effluent disposal system, a new 24'x20' addition to the existing cottage along with the extension of the access decks/stairs to the back of the new cottage addition. A NH DES effluent disposal design application will be submitted separately to NH DES Subsurface System Bureau for approval pending the shoreland approval. An application to reconfigure the existing dock and provide a single family perched beach has been submitted to NH DES Wetlands Bureau, file number 2024-03802.

Comment: Reference photos “View looking North at existing cottage” and “view looking Northeast...”, page 17 of 21: We notice significant bare ground and obvious erosion of the ground surface on the steep slope approaching the waterfront. We would like to see steps taken to stabilize that slope and any other bare slopes on the property.

Reoccurring/Unfinished Business & Projects:

1) **Lake Lay Monitoring Program** *Russ Wilder reported information from Bob Craycraft of UNH that the water clarity in Alton Bay this year was exceptional.*

2) **Property Monitoring and Reports**

- **Parkhurst CE**
- **Seavey 208 Acre Fee AMR**

Tom Diveny moved to accept both reports, seconded by Russ Wilder. 6 yea.

3) **Gilman pond Management Plan**

4) **Budget – October 2024 Actual & Budgeted Expenses & Encumbrance**

5) **Future conservation opportunities**

6) **C.C Master Plan Action Items**

7) **Meinelt 375- acre parcel purchase**

Russ Wilder reported that SPNHF has received the grants from LCHIP, the drinking water fund, and Moose Plates. The project will there for close next summer after surveys are done and deeds prepared.

8) **Moonberry Farm CE**

New Business:

- **Reimbursement for Dana (Alton Village Pizza)**

Russ Wilder moved to reimburse Dana Rhodes for lunch expenses for the roof repairs at the Drew Hill Road parking lot on November 16. Seconded by Tom Diveny. 5 yea, Dana Rhodes abstained. Use line 4612-139

Commissioner Reports:

Chairman Report

Vice Chair Report-

Member Reports-

Tom Diveny reported that FB Associates is presenting the draft Watershed management Plan for Wolfeboro Bay on the 18th at 4:30 pm via Zoom

Notice of Intent to Cut Timber:

Correspondence:

- **Revised restoration plan, Riverlake Street M32 L31**
- **Camires Services Invoice paid, 11/18/2024**
- **Wetlands Application comments to NHDES, Frank C Gilman Hwy M8 L3-2**
- **2024 number of applications reviewed**
- **NHDES Reported Alleged Violation – 44 Sleeper Island M73 L17**
- **Annual Report Memo**

Date and time of next meeting:

- **January 9th, 2025 6PM**

Adjournment:

The meeting was adjourned at 6:50 pm