

Approved Minutes

Meeting Called to Order: By Chairman, Earl Bagley at 6:00 pm.

Members Present: Earl Bagley (Chairman), Gene Young (Vice-Chairman), Members; Quinn Golden, Russ Wilder, Lou LaCourse, Bob Doyle.

Also Present: Anne & Bill Smethurst

Members Absent: David Hershey (Treasurer), Virgil Macdonald (Selectmen's Rep.)

Approval of Agenda:

**Motion made by R. Wilder to approve the Agenda as presented, second by G. Young.
Motion passes with all in favor.**

Public Input:

Motion made by R. Wilder to move Robert Regan response to NHDES to Public Input, second by G. Young, Motion passes with all in favor.

1. **Robert Regan** – Map 62, Lot 2, 45 Indian Shore Rd. **Updated application from NHDES Request for more Information.**
R. Wilder and the Commission reviewed the updated plans and the comments that the Commission had regarding the details of the wall repair and the access path and also with the tree were described with the updated plans.

There is a Boundary Line dispute with the Smethurst Aunt & Uncle, the work that is proposed goes into the disputed area. The Smethurst will appeal the Permit with the state.

Approval of October 11, 2018 Minutes

**Motion made by R. Wilder to approve the minutes as presented, second by G. Young.
Motion passes with 5 in favor and 1 abstain.**

Presentations/Consultations: None

Planning Board/ZBA Agenda Items:

1. **Edward Peterson** – Map 12, Lot 66-9, 224 Powder Mill Road. (Planning Final Minor Site Plan). To erect a 24" x 34" sign on the corner of the garage, which was required by DOT for his trucking business. **(Commission signed on 11/30/2018).**
2. **Brian Fortier** – Map 61, Lot 1, Map 17, Lots 9,11,27,29 & 30 (Planning Final Major Site Plan). To redevelop numerous improvements to the site including relocation of the marine construction, boat storage, boat repair and boat wash facilities away from the water and onto upland areas of lot 61/1. This relocation will make available space in the marina basin for construction of additional docking facilities, as well as development of a new store, fuel pumps,

gate/boathouse, clubhouse, office space and supporting parking and other site improvements. **(Commission signed on 11/30/2018).**

3. **Marty & Cathy Ann Williams** – Map 34, Lot 14, 47 Rand Hill Road, (ZBA Variance) To permit the construction of an open deck at the front and side of the home that will be within the 25' right-of-way setback. **Commission signed on 11/30/2018).**
4. **Wayne Capolupo** – Map 54, Lot 15, 42 Roger St. (ZBA Special Exception). To permit a boathouse cupola to extend above the maximum building height. The cupola would extend 5' above the main building height to 20' above the reference line. **(Commission signed on 11/30/2018).**
5. **Sherideth Seeley** – Map 34, Lot 33-31, 8 Back Bay Path, (ZBA Special Exception). To permit the existing cottage to be torn down and replaced with a new building that has an increased height and is expanded 5' at the rear of the building. **(Commission signed on 11/30/2018).**
6. **Gregory Kneeland** – Map 8, Lot 47, 81 Range Road, (Planning's Final Minor Subdivision) To subdivide the current lot #47 into two lots consisting of 5.03 and 7.60 acres. **The Commission reviewed this Final Minor Subdivision and finds that creating a lot will be problematic and have problems with wetlands when developing.**
7. **Robert Headley** – Map 2, Lots 26-1 & 26-4. Hollywood Beach Road. (Planning's Major Subdivision Design). To merge lots 26-1 & 26-4 and then submit the resultant 7.45 acre lot to the condominium form of ownership. **The Commission reviewed this major subdivision and has no concerns.**

Standard Dredge and Fill Application:

1. **Anna & Victor Perin** – Map 44, Lot 9. 240 Black Point Road. Repair existing water breaker damaged by ice. Replace three existing 12" diameter bumpers. Install additional 6' x 40' seasonal dock and expand dock to accommodate. Remove existing deck and structures build by present owner's husband. **(40-day Hold 10/26/2018).**
The Commission reviewed this application and commented that the two slips created cannot exceed 24' between docks.
2. **Amy Smith** – Map 12, Lot 94-3, 400 Powder Mill Road, "After the Fact" wetland impact for a well and trench.
The Commission reviewed this application and has no objection as long as the restoration that is described is accomplished.
3. **Tanya Hayes** – Map 21, Lot 5-2, 112 Hopewell Road. Construct a breakwater and cantilevered dock on a single-family residential lot with an average of 312' of shoreline frontage. Dock area proposed is 220 sq. ft. breakwater is 700 sq. ft. Because of the required shoreline gap of 6' and the shape of the shoreline at this location, the dock is proposed to extend further out into the water (53') than the 30' allowed for permanent docks.
The Commission reviewed this application and commented why the proposed dock is to be 53'. There is no justification based on depth of water or shoreline.
4. **Michael Hepworth** – Map 18, Lot 39-6, 42 Tranquility Lane. Construct a 6' x 30' crib supported pier adjacent to existing breakwater dock with a 4' x 12' connecting walkway; also

install a 14' x 30' seasonal canopy in center slip. 6' x 6' Cribs are required at this location due to ledge.

The Commission reviewed this application and had no objections.

Notification of Routine Roadway and Railway Maintenance Activities

Permit by Notification:

1. **June Rich** – Map 18, Lot 39-8, 38 Tranquility Lane. Repair existing breakwaters and docks “in-kind”. **(Commission signed on 10/24/2018).**
2. **Tina Belcastro** – Map 49, Lot 31-2, 12 Boat Cove Road. Repair existing 50' long x 30" high x 12" wide. Take down existing unstable wall. Reconstruct wall within same dimensions using mostly existing materials to stabilize retaining wall. **(Commission signed on 11/30/2018).**
3. **Deborah Liebel** – Map 44, Lot 36, 174 Black Point Road. Reconstruct in kind of existing dock that was severely damaged as a result of high water and high winds on Lake Winnepesaukee. The dock and crib measure 48' long by 8' wide with an eight feet extension creating an L at the end of the dock. The crib will be built in 3-sections, two 6' x 17' cribs going out and one 6' x 14' for the L on the end. There will be 6 tie posts installed.

The Commission reviewed this application and has no objections.

Minimum Impact Expedited:

Shoreland Permit Application:

1. **Ellen & Anthony Castagnaro** – Map 73, Lot 18, Sleeper Island. Construction of a new house, deck and stairs with the impervious area totaling 1,220 sq. ft. Temporary impacts of 5,025 sq. ft. for the installation of the Effluent Disposal System, necessary grading, access and work area.
The Commission reviewed this application and has no objections
2. **Claudette Gammon** – Map 74, Lot 1, Treasure Island. Build a cottage on piers, install a state approved septic system and install drip edges.
The Commission reviewed this application and has concerns with the new building being proposed, is within the 50' setback.
3. **Ralph Delvecchio** – Map 57, Lot 11, 28 Rum Point Road. Plan is to tear down the existing house, Build a house with attached garage. Install retaining wall. Install drip edges & catch Basins. Replace existing patios with porous Pavers. Remove shed & concrete walkway. Build a garage, walkways & expand driveway.
The Commission reviewed this application and requests that the infiltration features and the pervious pavers be maintained properly.

Shoreland Permit by Notification (PBN)

1. **Kirsten Tzianabos** – Map 65, Lot 62 & 86, 20 Olive Street. Installation of three (3) steps and supporting boulders on north side of property. Construction of a pervious patio area of 550 sq. ft. Plantings around said patio and on the southeast corner of property, to screen a hot tub.
The Commission reviewed this application and had no concerns.

Commissioner Reports:

1. **Gene Young** – Gontarz Monitoring Report a couple of years ago one of the abutters has built a tree house that is still there and now there is a target out there. Gene will go and talk to Mr. Gontarz.
2. **Russ Wilder** – Monitored the Parkhurst easement and everything looked fine. Russ is doing the Timber Ridge easement with Mr. Borgi Friday the 14th am. Bob Doyle will monitor the Seavey 18 acre easement at the corner of Chestnut Cove Road and NH Route 28. Gilman Pond easement and the Eley easement - Russ, Quinn and Lou will monitor on the 27th of December, Barbarossa will be monitored on the 17th by Lou and Quinn.
3. **Russ Wilder** Lighting at the end of Alton Mountain Road. A request from Mr Geleas that there be a light at the end of the road. It did not get into the agreement. This is something Mr. Geleas wanted from the beginning. Russ went before the selectboard and they were concerned about the town putting up a light at the end of a road. They suggested that the Conservation Commission put up the light. There is a power pole there now. Earl suggested having the Elec Co-Op put a light up and the Commission pay the bill about \$30.00 or \$40.00 every month and then put it into the Conservations Budget.
Motion made by Lou LaCourse to have the Elec Co-Op put a light up at the end of Alton Mountain Road and the Conservation Commission pays for the Elec bill of \$30.00 or \$40.00 a month, second by Quinn Golden. Motion passes with 5 in favor and 1 opposed.

Other Business:

1. **Profile Bank** – Conservation Fund, Mike Burke Fund, Forest Fund.
2. **Halfmoon Lake** – Monitoring.
3. **Solar Panel Lights** - e-mail from Highway Dept.
4. **Meeting Dates**

Notice of Intent to Cut:

Correspondence:

1. **NH Dept. of Transportation** - NH RT 11. R.O.W. **NHDES Approval Date 10/8/2018. Approval is Subject to the Projects Specific Conditions.**
2. **Armand/Monique Circharo** – Map 50, Lot 5-1. 13 Nelson’s Pine Point. **NHDES Amendment Date 10/9/2018. Approval Date 5/14/2018. Approval is Subject to the Amended Project Specific Conditions.**
3. **George Schmidt** – Map 57, Lot 2. 246 Woodlands Road. **NHDES Notice of Complaint Received. File #2018-02702.**
4. **West Alton Marina** – Map 17/61, Lot 9,11,27,29,30/1 West Alton Marina Rd. Issuing approval to amend condition #3 for permit to read: Dredge 17,255 sq. ft. of lakebed and 4,550 sq. ft. of palustrine scrub shrub wetland, excavate 1,632 sq. ft. of bank along 1,268 linear feet of shoreline, dredge or fill 16,793 sq. f.t of palustrine forested wetland to reconfigure and expand existing commercial marina and marine construction contracting operations on multiple properties having approx. 11,956 ft. of contiguous frontage along the lake.
5. **Brian O’Connell** – Map 21, Lot 1-6, 123 Clay Point Road. **NHDES Approval Date 8/2/2018. Approval is Subject to the Projects Specific Conditions.**
6. **Joseph Byrne** – Map 32, Lot 30, 31, 69 Riverlake St. Varney Engineering Response to NHDES Letter of Deficiency.
7. **Gary Bahre** – Map 21, Lot 4-5. 142 Hopewell Point Road. **NHDES Approval Date 10/12/2018. Approval is Subject to the Projects Specific Conditions.**

8. **Sandra Herrick** – Map 60, Lot 11. 172 Minge Cove Road. **NHDES Approving the After-the-Fact permit request to retain a patio and walkway associated landscaping activities.**
9. **Tanya Hayes/The Great East Trust** – Map 21, Lot 5-2, 112 Hopewell Road. Beckwith enclosing amended plan with new owners.
10. **West Alton Marina** – Map 17/61, Lot 9,11,27,29,30/1. **NHDES to amend condition #3. To allow additional time for submittal of the full Aquatic Resource Mitigation Fund payment.**
11. **Eric Ketzler** – Map 62, Lot 1-7, Mauhaut Shores Road. **NHDES Request for More Information.**
12. **Michael Eastman** – Map 73, Lot 37, 56 Sleepers Island. **NHDES Request for More Information.**
13. **EW Ketzler & FA Ketzler Irrev Trust** – Map 62, Lot 1-7, Mauhaut Shores Road. **NHDES Approval Date 10/19/2018. Approval is Subject to the Projects Specific Conditions:**
14. **David & Lori Stephens** – Map 12, Lo 67-3. Powder Mill Road. **NHDES Approval Date 10/19/2018. Approval is Subject to the Projects Specific Conditions:**
15. **Robert & Cathleen Burke** – Map 32, Lot 37. 13 Baker Road. **NHDES Approval Date 10/22/2018. Approval is Subject to the Projects Specific Conditions:**
16. **John Alden** – Map 49, Lot 20, 37 Keewaydin Drive. **NHDES Revised Plan for Shoreland permit.**
17. **William Ashford** – Map 63, Lot 38. 16 Interlaken Road. **NHDES Request for More Information.**
18. **Robert Regan** – Map 62, Lot 2. 45 Indian Shore Road. **NHDES Request for More Information.**
19. **Anthony & Ellen Castagnaro** – Map 73, Lot 18. Sleeper Island. **NHDES Request for More Information.**
20. **Denise & Ronald Bettencourt** – Map 81, Lot 35, 68 Big Barndoor Island. **NHDES Amended Approval date 9/11/2018. Approval is Subject to the Amended Project Specific Conditions.**
21. **The Great East Trust** – Map 21, Lot 5-2, 112 Hopewell Road, **NHDES Amended Approval date 11/14/2018. Approval is Subject to the Amended Project Specific Conditions.**
22. **Robert Shilo** – Map 45, Lot 4, 7 Red Sands Road. **NHDES Amended Approval Date 11/20/2018. Approval is Subject to the Amended Project Specific Conditions.**
23. **Randall & Sarah Cail** – Map 21, Lot 5, 96 Hopewell Road. **NHDES Request for More Information.**
24. **John Alden** – Map 49, Lot 20, 37 Keewaydin Drive. Varney's response to NHDES Nov. 16, 2018 Letter of Request for more information.
25. **Tanya Hayes** - Map 21, Lot 5-2. 112 Hopewell Road. **NHDES Amended Approval Date 11/26/2018. Approval is Subject to the Amended Projects Specific Conditions.**
26. **John Alden** – Map49, Lot 20. 37 Keewaydin Drive, **NHDES Approval Date 11/29/2018, Approval is Subject to the Projects Specific Conditions.**
27. **Glenn & Teresa Blouin** – Map 66, Lot 11. Mount Major Hwy. **NHDES Approval date 11/26/2018. Approval is Subject to the Projects Specific Conditions.**
28. **Robert Regan** – Map 62, Lot 2, 45 Indian Shore Road. Updated application from Belknap Landscape Company,
29. **William Ashford** – Map 63, Lot 38, 16 Interlaken Road. **NHDES Approval date 11/29/2018. Approval is Subject to the Projects Specific Conditions.**
30. **David & Carole LoCicero** – Map 71, Lot 1, 193 Sunset Shore Drive. Re: File #2017-03454. Requesting an amendment to the previously approved Wetlands Permit. Amend to provide for a ramp width of 10' as the previously approved width of 8' also to amend to include

replenishment of sand on existing grandfathered beach with approx. 8 yards of sand
(Maximum allowed is 10 yards).

**31. Robert Regan – Map 62, Lot 2, 45 Indian Shore Road. NHDES Approval Date 12/4/2018,
Approval is Subject to the Projects Specific Conditions.**

Adjournment:

Motion made by G. Young to adjourn the meeting at 8:00 pm, second by B. Doyle.

Motion passes with all in favor.

Respectfully submitted,

Cindy Calligandes, Secretary