

Approved Minutes

Call Meeting to Order: at 7 p.m. by Chairman Bagley

Members Present: Chairman Earl Bagley, Vice Chairman Gene Young, Treasurer Roger Burgesss, Members Bob Doyle, David Hershey, Selectman Representative Lou LaCourse

Members Absent: Member Russ Wilder

Others Present: Attorney Jim Sessler

Approval of Agenda: Addition under Other Business. Discussion of Forest Society Membership.

Public Input: None seen or heard. Public Input closed.

Approval of November 12, 2015 Minutes: Commission reviewed with no changes.

**MOTION by D. Hershey to approve the minutes of November 12, 2015 as presented. Second by G. Young. No discussion. Motion passes with all in favor.**

Presentations/Consultations:

1. **Jim Sessler** – Map 15, Lot 53, Wolfeboro Highway, 48-acre Conservation Land.

Problem with deed; that there is no deed. "Inherited" through Alton Tax card note from Bill Heidtke in 1973. Property was deed to Grace Berry and willed to Fred Smith in 1961 who never paid taxes on and town "took over" from tax bill in 1973. Grace Brown's will has Wyman and Stevens listed as inheritants.

The lot is "land-locked" There is no official record that the town owns the lot. Attorney Sessler informed that we cannot just go on the statement from Heidtke for ownership. He suggested that this should at least be surveyed for four corners identification. Could be costly for full survey including history.

**MOTION by G. Young to have Attorney Sessler get the costs for both 4 corner survey and full survey and bring to Conservation Commission for decision how to proceed. Second by D. Hershey. No further discussion. Motion passes with all in favor.**

Planning Board/ZBA Agenda Items: None presented. Planning Board/ZBA items closed.

Standard Dredge and Fill Application:

1. **Doug & Jane Cook** – Map 46, Lot 15. 225 Damon Drive. Replace an existing non-conforming grandfathered 26.2'x10' w rock supported (two boat slip) dock with a NEW "L" shaped 6'w x 26' dock, 6' x 12' walkway at shore and small 6'w finger to provide one protected boat slip along an average shoreline 94.5'. The property is located within an area of Lake Winnepesaukee that would justify a breakwater for protection of a docking facility as designated on the "Appendix A" shorelines that meet the criteria in Env-Wt.402.07(b)(2) authored by the NHDES Wetlands Bureau. Our proposal meets Wt.302.03 Avoidance and Minimization by locating the dock behind an existing point of land for protection providing for a useable facility without the need or a proposed breakwater. **(40-day hold 1/4/2016).**

**Commission reviewed. MOTION by R. Burgess that the Commission reviewed with no objection. Second by D. Hershey. No discussion. Motion passes with all in favor.**

2. **Deborah & Timothy Kacprowicz** – Map74, Lot 8, 2-4 Treasure Island. Remove fallen rock from an existing breakwater totaling 240 sq. ft. Place rock at existing breakwater with no increase in footprint

and not to exceed 3' height from legal full elevation. Provide on additional boat slip with a new 4' cantilevered pier along the existing breakwater. The pier will be constructed of wood and will total 192 sq. ft. No increase in breakwater proposed. Total of two boat slips once project has been completed. **(40-day hold 1/8/2016).**

**Commission reviewed. MOTION by G. Young that the Commission reviewed with no objection. Second by D. Hershey. No discussion. Motion passes with all in favor.**

3. **Richard E. Vachon** – Map 75, Lot 77. 948 Rattlesnake Island. Install a 14' x 30' seasonal canopy on existing boatlift. Wetland impact approx. 420 sq. ft. (See attached email from abutter). **C. Schaeffner read the email from abutter. Commission reviewed. MOTION by R. Burgess that the Commission reviewed with no objection. Second by D. Hershey. No discussion. Motion passes with all in favor.**

#### **Permit by Notification:**

1. **Laura Sagris** – Map 81, Lot 9. 362 Big Barndoor Island, Replace cantilevered poles in breakwater. All work above 504.32'. **(Commission signed on 12/22/2015).**  
**Commission reviewed with no objection.**
2. **Marie Casaccio** – Map 41, Lot 46 13 Hummingbird Lane. Replace Dock and Boathouse. **(Commission signed on 12/31/2015).**  
**Commission reviewed with no objection.**

#### **Minimum Impact Expedited:**

1. **Phillip & Michelle Cioffi** – Map 21A, Lot 5. 36 Piper's Point Lane. Construct a 390 sq. ft. perched beach on the shore of Lake Winnepesaukee. **(Commission signed on 11/19/2015).**  
**Commission reviewed with no objection.**
2. **Charles & Cheryl Chiarello** – Map 76, Lot 80. 832 Rattlesnake Island. Permanently remove two tie off piling adjacent to southern dock. Construct a +/- 350 sq. ft. perched beach with no more than 10 cubic yards of sand. Install 6' wide stairs to access the lake. **(Commission signed on 11/24/2015).**  
**Commission reviewed with no objection.**

#### **Shoreland Permit Application:**

1. **Gurall Trust of 2009** – Map 21, Lot 5-2, 112 Hopewell Road. Construct additions along both the northerly and southerly sides of the existing residence. Reconstruct walkways between the driveway and residence, and residence and dock. Construct a new walkway between the residence and proposed patio and proposed boat house. Construct a stone wall north of the residence.  
**Commission reviewed with no objection.**
2. **Muriel Charron & Linda Bimbo** – Map 72, Lot 119. 84 Alton Shores Road. "After the Fact" The applicants have completed multiple shorefront upgrades including the installation of multiple retaining walls, granite steps and the use of riprap for stabilization. The applicants are proposing to retain all the previously constructed structures, reconstruct their driveway, rebuild an existing retaining wall and install a rain garden.  
**Commission reviewed with the following comment. Concern for project to meet NH State Regulations.**
3. **Susan & Richard Soelch** – Map 43, Lot 34. 331 Trask Side Road. Relocate a patio, install a porous walkway, a stone lined swale, a drip edge, and the catch basin/drywells.  
**Commission did not review. Would like to wait for DES comment and decision.**
4. **119 Clay Point Road, LLC** – Map 21, Lot 1-6, Clay Point Road. Construct a new single family home & driveway on a vacant lot.  
**Commission reviewed with no objection.**

5. **Richard Divaio** – Map 59, Lot 14.65 Minge Cove Road. Replace an existing residence located 8'+ from the shoreline with a new, larger residence located 30' from the shoreline (28.3' from eave). A new septic system and well will be installed, the existing shed relocated, and the driveway footprint reduced.  
**Commission reviewed with no objection.**

**Alteration of Terrain:**

1. **Green Oaks Realty & Development** - Map 5, Lot 72. 398 Suncook Valley Road. Expansion of Existing Gravel Pit.  
**Commission reviewed with the following comment: Do they have a current permit or bond? Commission would like to see the permits and continue this to the next meeting.**  
**Commission reviewed. Noted no documentation of bond or letter of consent given the size of the project. MOTION by G. Young to require a bond of sufficient limit. Second by R. Burgess. No discussion. Motion passes with all in favor.**

**Notification of Routine Roadway and Railway Maintenance Activities:** None presented.

**Shoreland Permit by Notification (PBN)** None presented.

**Commissioner Reports:** None presented.

**Other Business:**

- Distribution of the CC section(s) of the Town of Alton Master Plan
  - Distribution of Change of Use Tax rules
  - Distribution of CC fund balance
  - [Are there any projections relative to expected future growth to this fund?](#)
1. The Stoddard Conservation Commission is opposing the opening of a trapping and hunting season on bobcats in NH, Would like the Alton Conservation Commission to join them.
2. Conservation Commission Budget.  
**All the above documents for discussion were not in member packets, therefore not discussed.**
3. NH Forest Society membership renewal.  
**Commission reviewed. Need to know cost of membership. Ask Cindy to renew if under \$100. If not, put on next Agenda for discussion.**

**Notice of Intent to Cut:** None presented.

**Correspondence:**

1. **Ciacalone Realty Trust II** – Map 41, Lot 7. 75 Echo Point Road. **NH DES Approval Date 11/10/2015. Approval is Subject to the Projects Specific Conditions.**
2. **Bonnie Dunbar 2009 Irrev. Trust** – Map 21, Lot 12-4. 28 Brook & Bridal Lane. **NH DES Approval Date 11/10/2015. Approval is Subject to the Projects Specific Conditions.**
3. **Bruce/Lauren Taylor** – Map 49, Lot 37. 84 Loon Cove Road. **NH DES Approval Date 11/13/2015. Approval is Subject to the Projects Specific Conditions.**
4. **Richard & Deborah Zollner** – Map 78, Lot 11. Rattlesnake Island. **NH DES Approval Date 11/16/2015. Approval is Subject to the Projects Specific Conditions.**
5. **Maria/Mark Leslie** – Map 50, Lot 16-A. 47 Loon Cove Road. **NH DES Approval Date 11/16/2015. Approval is Subject to the Projects Specific Conditions.**
6. **George E. Freese III Rev. Tr.** – Map 35, Lots 21 & 22. 157 East Shore Drive. **NH DES Approval Date 11/19/2015. Approval is Subject to the Projects Specific Conditions.**
7. **Maryeln & William O'Brien** – Map 36, Lot 10. 117 Mount Major Highway. **NH DES Approval Date 11/18/2015. Approval is Subject to the Projects Specific Conditions.**

8. **Bradley Davis** – Map 25, Lot 26. Baxter Place. **NH DES Approval Date 11/20/2015. Approval is Subject to the Projects Specific Conditions.**
9. **5 Lakerim Realty LLC** – Map 38, Lot 55-1, Unit 5. 2 Grammy's Way #5. **NH DES Approval Date 9/24/2015. Approval is Subject to the Projects Specific Conditions.**
10. **McGrath Family Rev. Trust** – Map 77, Lot 7. 352 Rattlesnake Island. File #2015-02694. Advantage NH Lakes letter to address NH DES Request for more information.
11. **Daniel L. Kabat** – Map 50, Lot 35- 31 Watson Point Road, File #2011-02441. **NHDES has reviewed and determined that the request to amend the permit to allow a 22' 6" seasonal extension to the existing 6'x30' piling pier does not comply with the RSA 482-A and Administrative Rules ENV-Wt 100 through 900. Therefore, this application has been DENIED.**
12. **119 Clay Point LLC** – Map 21, Lot 1-6, 119 Clay Point Road., **NH DES Request for More Information.**
13. **Bruce Gurall** – Map 21, Lot 5-2, 112 Hopewell Road. **NH DES Request for more information.**
14. **Michelle & Phillip Cioffi** – Map 21A, Lot 5, 36 Piper's Point Lane. **NH DES Approval Date 12/23/2015. Approval is Subject to the Projects Specific Conditions.**
15. **Charles & Cheryl Chiarello** – Map 76, Lot 80. 832 Rattlesnake Island, **NH DES Request for More Information.**
16. **Linda Bimbo/Muriel Charron** – Map 72, Lot 119. 84 Alton Shores Road. **NH DES Approval Date 12/24/2015. Approval is Subject to the Projects Specific Conditions.**
17. **Maureen Kalfas** – Map 50, Lot 35-5. 29 Watson Point Road. **NH DES Request for More Information.**
18. **Gregory & Caroline Ward** – Map 77, Lot 2. 372 Rattlesnake Island. **NH DES Request for More Information.**
19. **119 Clay Point, LLC** – Map 21, Lot 1-6. Clay Point Road. **NH DES Approval Date 12/31/2015. Approval is Subject to the Projects Specific Conditions.**
20. **McGrath Family Rev, Tr.** – Map 77, Lot 7. Rattlesnake Island. **NH DES Approval Date 1/6/2016. Approval is subject to the Projects Specific Conditions.**
21. **McGrath Family Rev. Tru.** Map 77, Lot 7, 352 Rattlesnake Island. Respond to NHDES.

**Adjournment: MOTION by G. Young to adjourn at 8:50 p.m. Second by R. Burgess. No discussion. Motion passes with all in favor.**

Respectfully submitted,  
Carolyn Schaeffner  
Recording Secretary