

Minutes of January 28, 2010 Meeting

Members Present:

Earl Bagley (Chairman), Gene Young (Vice-Chairman) Dave Lawrence, Russ Wilder

Members absent:

Roger Burgess (Treasurer), Cris Blackstone, Tom Hoopes, Peter Bolster (Selectmen's Rep.).

Call Meeting to Order:

Chairman Earl Bagley called the meeting to order at 7:45 p.m. at the Alton Town Hall.

Appointment of Alternate:

Motion made by Chairman Earl Bagley to appoint Russ Wilder as a member until Tom Hoopes returns to the Commission in April, seconded by G. Young.

Motion passed with all in favor.

Approval of Agenda:

Motion made by D. Lawrence to accept the Agenda as amended, seconded by G. Young.

Motion passed with all in favor.

Approval of Minutes of January 14, 2010:

Motion made by G. Young to accept the minutes as amended, seconded by D. Lawrence.

Motion passed with all in favor.

Planning Board/ZBA Agenda Items:

1. **Charles & Catherine McCauley** – Map 52, Lot 1&2, 167 Route 11D, Proposed Lot Line Adjustment to enlarge the smaller lot (lot 1), presently .10 acres, and increase it to a total of 1.30 acres which will allow it to be a buildable lot. Both lots are non-conforming however it will be less non-conforming. A variance was granted through the Zoning Board of adjustment for non-conformity. This parcel is located in the Lakeshore Residential zone.

Discussion:

The Commission reviewed the proposed lot line adjustment and finds that after the adjustment the lot is still non-conforming.

Motion made by G. Young to comment that the lot appears to be still non-conforming, seconded by D. Lawrence. Motion Passed with all in favor.

2. **John & Alice V. Whitney** – Map 60, Lot 7 & 4, Minge Cove Rd., A Proposed 3 lot subdivision/lot line adjustment. This parcel is located in the Lakeshore Residential zone.

Discussion:

The Commission reviewed the proposed 3 lot sub division/lot line adjustment and finds that the wetland information is incomplete. The wetland setbacks are not shown. It is not well delineated for the Conservation Commission to make a reasonable conclusion. There is no buffer zone in the wetlands. Are there any Vernal Pools?

3. **Estelle T. Bernier** – Map 9, Lot 27-2, 330 New Durham Road, Proposed in-home business for Estelle's licensed independent clinical social work office. Typical office furniture and supplies will be used in conjunction with the proposed space. This parcel is located in the Rural Residential zone.

Discussion:

The Commission reviewed the proposed in-home business and has no concerns.

4. **ABCCC** – Map 34, Lot 33, Rte 11 & Rand Hill Road. Design Review submitted by Joseph Spain of JH Spain "Inc. to present a preliminary design of the rebuilding project for the Alton Bay Christian Conference Center. This parcel is located in the Residential zone.

Discussion:

The Commission reviewed the Design Review and will comment when a more detailed plan with septic, drainage, utilities is submitted. Also Shoreland Permits will be needed.

Permit By Notification:

1. **Norman D. McLoon Jr. Rev. Trust** –Map 44, Lot 22, Black Point Road. Repair existing breakwater and dockage “in-kind” with no change in size, location or configuration. **(F.Y.I. The Commission signed on 1/28/2010).**

Shoreland Permit Application:

1. **Joanne Doyle** – Map 36, Lot 46, 141 Mount Major Highway. Plan is to replace the pier foundation under an exiting cottage with a full concrete foundation. Cottage is to be demolished and rebuilt in the same footprint and at the same sill elevation. Drywell with swale ditch to be installed. Existing and proposed impact are the same (2,068 sq. ft.).

Discussion:

The Commission reviewed the application and finds it to be an improvement and therefore has no concerns.

2. **Bruce Gurall** – Map 21A, Lot 29, 25 Point Beach Lane, Construct a 5228 sq. ft. footprint building with a 3274 sq. ft. paved driveway. Also construct a 3658 sq. ft. patio with landscaped walls. Total impacts will be 11,200 sq. ft. Total impervious surface within the 250’ protected shoreland area will be 28.5%.

Discussion:

The Commission reviewed the application and has no concerns.

3. **Timothy & Jill Noe** – Map 59, Lot 23, 90 Minge Cove Rd. Excavate 30 sq. ft. for the installation of a 5’ x 6’ frost wall to support a framed addition which will contain a pizza oven as part of a kitchen renovation. No new impervious surface is proposed, as the addition is taking place entirely within an existing deck.

Discussion:

The Commission reviewed the application and has no concerns.

Commissioners Report:

1. **Mount Major Snow Mobile Club** - by G. Young. The towns Attorney Jim Sessler reviewed the agreement and had no concerns. By using this agreement the State of New Hampshire, Department of Resources and Economic Development, Division of Parks and Recreation, Bureau of Trails shall provide a landowner liability insurance policy with coverage of \$2,000.00 for property access within the Grant-In-Aid Program. Also the Conservation Commission has a Certificate of Liability Insurance from Allied Insurance Agency for the Mount Major Snowmobile Club.

Motion made by G. Young to have Chairman E. Bagley, sign the agreement with an indefinite term, seconded by D. Lawrence. Motion passed with all in favor.

2. **Gontarz Parcel** – Potential problem, by G. Young. The abutters to the Gontarz parcel have cleared an area for skating. A little concerned about the snowmobile use, their trails go right down where a feeder stream crosses. A management plan might be necessary.
3. **Zoning Delineation** – by D. Lawrence. The Focus is on enlarging the Commercial Industrial zone. They are focusing on land around the circle and down by the New Durham Line or either south on 28 or north on 28. Meetings are the 1st and 3rd Tuesday of the month @ 5:00 p.m. at the Alton Town Hall.
4. **Town Forest Trail** – by D. Lawrence. Finished putting the signs up so both trails have signs going in both directions.

Other Business:

1. **Dave Lawrence**- Letter of support for the grant application submitted to the Forest Society.

Correspondence:

1. **Wentworth Cove Realty** - Bay Winds Subdivision – Map 12, Lot 2, Upon request of NHDES they are hereby amending RSA 485-A:17. Alteration of Terrain Permit WPS-8044A. **The amendment consists of a 5 year extension.** The new permit number is WPS-8044B and is subject to conditions.
2. **Eugene & Deborah Brewer** – Map78, Lot 10, NH DES reviewed and approved to amend File #2007-00860.
3. **Hunter Homes** – Map 72, Lot 48, 7 Scott Drive, NH DES Restoration Plan Approval.
4. **Benchmark Engineering Inc.** – Map 58, Lot 5, Timber Ridge Road, Based on the recent denial of wetland impact permit 2009-01301, NH DES needs additional information to clarify and complete the review of your shoreland impact permit.
5. **Jill Garnder Newcomb Realty Trust**- Map 41, Lot 36, 51 Sawmill Brook Road. **NHDES Approval Date 1/25/2010. The approval is subject to project specific conditions.**
6. **Raymond & Eva Donita Dezenzo** – Map 80, Lot 9, 228 Barndoor Island. **NHDES conducted a field investigation of the property and found two violations of RSA 482-A. Two Jet Ski lifts and an associated pier were installed on the eastern side of the property and a second dock was installed on the western side of the property adjacent to the crib dock.**
7. **Jake Blais, d/ba Blaislake LLC**- Map 21A, Lot 28, Point Beach Lane, NHDES FILE #2004-02528 – NHDES has completed its review on 1/22/10 and has denied the application. The decision was determined based on the following finding. “Standards for Approval” and Findings of Fact.
8. **Barry Podmore** – Map 44, Lot 12, 232 Blackpoint Road, **NHDES request for more information on the Standard Dredge & Fill.**

Adjournment:

**Motion made by G. Young to adjourn the meeting at 9:07 p.m., seconded by D. Lawrence.
Motion passed with all in favor.**

Respectfully Submitted,

Cindy Calligandes
Secretary to the Conservation Commission