

**Minutes of February 12, 2009 Meeting**

**Members Present:**

Earl Bagley (Chairman), Justine Gengras, Roger Burgess, David Lawrence

**Members absent:**

Gene Young (Vice Chairman) Tom Hoopes, Selectmen's Representative

**Also Present:**

George Pellettieri of Pellettieri Assoc. Inc. and Christopher Williams of Christopher P. Williams, Architects

**Call Meeting to Order:**

Chairman Earl Bagley called the meeting to order at 7:03 p.m. at the Alton Town Hall

**Approval of Agenda:**

**Motion made by J. Genras to approve the agenda as amended, seconded by D. Lawrence  
The motion passed with all in favor.**

**Approval of Minutes of January 22, 2009:**

**Motion made by D. Lawrence to accept the minutes as amended, seconded by R. Burgess  
The motion passed with all in favor.**

**Presentations/Consultations:**

1. **George Pellettieri of Pellettieri Assoc. & Christopher P. Williams, (Architect)** – Map 21A, Lots 23 & 24, James C. Curvey, 126 Pipers Point Lane, Discussing a redevelopment plan, requiring a CSPA permit and a Wetlands permit. Presentation of James C, Curvey plans for the two lots. They have applied for a Lot Line Adj. with the Planning Dept. Lot 23 will be made smaller so both lots will meet RSA 483-B the Comprehensive Shoreland Protection Act. The docks currently on Lot 23 will be part of Lot 24. An addition is proposed for the house on Lot 24. The current house and paved driveway will be removed from Lot 23. The large area of sandy pine needle surfaced will be planted with native vegetation to improve the shoreline buffers. Also on Lot 23 the driveway will be replaced with trees and vegetation. New structures on Lot 23 include an addition to the guesthouse, a boathouse, and a large gazebo.

**Discussion:**

J. Gengras suggested that the maps show the Map & Lot numbers. The plans that were reviewed by the Commission didn't have the Map & Lot numbers.

The Commission feels that the presentation was very complete and thorough and all questions have been answered adequately.

**Planning Board/ZBA Agenda Items:**

1. **Deanna O'Shaughnessy** – Dept. Head Review, Map 12, Lot 57-1, 118 Old Wolfeboro Rd., Proposed Site Plan for a water bottling plant. (RR Zone).

**Discussion:**

The Commission has already reviewed this Application. **Motion made by J. Gengras to have the Chairman sign the Dept. Head Review showing no concerns. Motion passed with all in favor.**

2. **James C. Curvey** – Dept. Head Review, Map 21A, Lots 23 & 24, 126 Pipers Point Lane. Proposed lot line adjustment to provide improved buffers and will result in both lots being more conforming to current regulations. (LR Zone)

**Motion made by J. Gengras to have the Chairman sign the Dept. Head Review showing no concerns. Motion passed with all in favor.**

3. **Huggins Hospital** – Dept. Head Review, Map 9, Lot 59/1&2, New Durham & Range Rd.,  
Propose a Site Plan to construct and operate a family medical office with Phase I construction to begin approx. in spring 2009.  
**Motion made by J. Gengras to have the Chairman sign the Dept. Head Review showing no concerns.**
4. **Alan & Christine Soucy**- Dept. Head Review, Map 62, Lot 3, 41 Indian Shores Rd., Request a Special Exception from Article 300 Section 320 B2 to allow the expansion of a non-conforming structure. This parcel is located within the Lakeshore Residential Zone.  
**Discussion:**  
The Commission does not support making a non-conforming structure **more** non-conforming. Setbacks are not met.  
**The Commission signed the Dept. Head Review Request. With comment below stating that the Commission does not support making a non-conforming structure more non-conforming**

**Standard Dredge and Fill Applications:**

**Permit By Notification:**

**Minimum Impact Expedited Application:**

**Shoreland Permit Application:**

1. **Thomas Walker Trustee GSR Trust** – Map 58, Lot 5-19, Timber Ridge Rd., NHDES File #2009-00005, Letter addressing NHDES letter dated 1/23/09 and the Alton Conservation Commission letter dated 1/13/09. Also response to Audrey Tuttle's concerns. Impact 6,775 sq ft for the purpose of constructing a single-family dwelling with a driveway and cantilevered porch, and installing a septic system. **DES Wetlands Bureau has reviewed the Shoreland Permit Application and has determined that additional information is needed to clarify and complete it. A Shoreland Impact Permit was issued, The approval is subject to the project specific conditions.**
2. **John Anderson**- NHDES File #2008-02320, Map 52, Lot 17, 237 Rte 11D, Impact 1,904 sq. ft. for the purpose of removing and rebuilding a damaged garage, constructing an addition onto an existing single family dwelling and installing a septic system. **DES Wetland Bureau has reviewed your application and has determined that additional information is needed. Approval date 2/4/09 The approval is subject to the project specific conditions.**
3. **Nancy R. Long**- Map 34, Lot 33-40, #9 Mission Path. Tear Down existing cottage. Build new cottage with new foundation. Move cottage back as far as possible. Add rain garden and rain gutter drywells. **NHDES acknowledges receipt of application and in accordance with RSA483-B:5 your application requires a various or waiver of the minimum standards of RSA 483-B:9V and therefore will be reviewed within 75 days.**
4. **Joseph & Karen Bresnahan** – Map 81, Lot 20, Big Barndoor Island. Proposed 3-bedroom cottage.

**Commissioners Report:**

**Other Business:**

1. **NH Assoc. of Conservation**- 2009 Membership Dues. **Motion made by J. Gengras to direct E. Bagley (Chairman) sign the 2009 Membership Invoice, seconded by D. Lawrence. The motion passed with all in favor.**
2. **2009 NH Farm & Forest Expo** – Friday, Feb 6, from 9:00 am to 8:00 pm, Sat. Feb 7 from 9:00 am to 4:00 pm. At the Center of NH-Radisson Hotel.

**Standard Dredge & Fill Correspondence**

1. **Town of Alton, Harmony Park** – Map 33, Lot 84, Rte 28A, NHDES File #2008-01197 Dredge 14.6 cubic yards within 500 sq ft within the bed of Lake Winnepesaukee and fill 100 sq ft of wetland to extend an existing culvert 10' adjacent to Lake Winnepesaukee. **Response to request**

for more info. DES Wetlands Bureau has completed its review of the application and Alton does not comply with the RSA482-A and Administrative Rules Env-Wt100 through 800. The application has therefore been denied.

2. **Martin Holloran** – Map 50, Lot 9, 24 Rte 11D, NHDES File # 2008-02244 - **Response to the request for more information.**
3. **William K. Ashford**- NHDES File #2007-00858, Map 63, Lot 38, 16 Interlaken Rd. **DES Wetlands Bureau has reviewed the application and has determined additional information is needed.**
4. **Ryan L Heath**-Map 8, Lot 25, Rte 140, NHDES File #2008-02535, **DES Wetland Bureau has reviewed the application and has determined that additional information is needed.**
5. **Town of Alton** – Map 19, Hayes Road, **DES Wetlands Bureau has reviewed the application and has determined that additional information is needed to clarify and complete the application**

#### **Correspondence**

1. **Rodney & Ellen Powers** – Map 62, Lot 10, 25 Indian Shore Rd., Impact 3,650 sq ft for the purpose of demolishing an existing nonconforming primary structure and rebuilding a more nearly conforming primary structure. **NH DES approved the Waiver to allow the expansion of a primary structure that encroaches upon the primary building setback. The permit approval is subject to the project specific conditions.**
2. **Michael Mead** – Map 42, Lot 4, 157 Trask Side Road. On Oct. 14<sup>th</sup> NHDES inspected your property to determine whether the property had come into and was maintaining compliance with RSA 483-B. The dept. determined the property was in compliance. No further action is required and no further enforcement at this time.
3. **Mike & Sally Harwell** – Map 81, Lot 30, 356 Big Barn Door Island, NHDES reviewed application and determined that additional info is needed to clarify and complete it.
4. **Cynthia C Peckham** – Map 44, Lot 53 134 Black Point Road, DES Wetlands Bureau has reviewed the application and has determined that additional information is needed.
5. **John Matarozzo**-Map 9, Lot 6, Suncook Valley Rd., Dredge & Fill 875 sq. ft. of palustrine forested wetland including installation of a 15" x 50' culvert for a common access in a commercial subdivision. **Approval in subject to the project specific conditions.**

#### **Adjournment:**

**Motion made by J. Gengras to adjourn the meeting at 8:45 p.m. Seconded by D. Lawrence, Motion passed with all in favor.**

Respectfully Submitted,

Cindy Calligandes  
Secretary to the Conservation Commission