

**Approved Minutes**

**Meeting Called to Order:** By Chairman Earl Bagley at 7:00 pm.

**Members Present:** Earl Bagley (Chairman), Gene Young (Vice-Chairman), David Hershey (Treasurer), Members: Russ Wilder, Bob Doyle, Virgil Macdonald (Selectman's Rep.)

**Members Absent:** Lou LaCourse, Quinn Golden.

**Approval of Agenda:**

**Motion made by G. Young to approve the Agenda as amended, to add a Selectman's Rep. heading. Motion by R. Wilder to amend the amended Agenda to add West Alton Marina on the Agenda. Second by D. Hershey. Motion passes with all in favor.**

**Public Input:** None

**Approval of Feb. 22, 2018 Minutes:**

**Motion made by G. Young to approve the Feb. 22, 2018 Minutes as presented, Second by B. Doyle. Motion passes with all in favor.**

**Planning Board/ZBA Agenda Items:**

1. **ATD317 LLC/Thomas Diorio** – Map 38, Lot 21-1, 317 Mount Major Hwy/Route 11. (Planning's; Design Review/Major Site Plan). Construct seven (7) self-storage unit buildings and associated infrastructure to support this use.  
**The Commission reviewed this Dept. Head Review and commented that they should not encroach on the 25' Wetlands Buffer. Also concerns on the encroachment on the 50' setback to the Brook. No development and no snow storage within the same area.**
2. **Keith & Melissa Watson** – Map 2, Lot 29-6, 128 Hamwoods Road. (Planning; Design Review/Major Site Plan). Propose a change of use for a day care center. The current house will be converted from living space to a daycare facility.  
**The Commission reviewed this Dept. Head Review and had no concerns.**
3. **JOBEAN LLC/Dean Puzzo** – Map 26, Lot 10. 19 Homestead Place, (Planning; Minor Site Plan Review). Replace the existing #32 Homestead Place retail/office building with a new 3,600 sq. ft. single story retail/office building.  
**The Commission reviewed this Dept Head Review and had no concerns**
4. **Thomas Fry** – Map 21, Lot 38, Rines Road. (Planning; Final Minor Subdivision). To subdivide two (2) acres from a 15.4 acre area, which is excluded from a Conservation Easement.  
**The Commission reviewed this Dept. Head Review and had no concerns.**

5. **Susanna & Clinton Brown** – Map 5, Lot 12. Stockbridge Corner Road. (Planning; Final Minor Subdivision). To Subdivide 17.21 acres to create the proposed lot and 5.57 acres will remain with the original lot.  
**The Commission reviewed this Dept. Head Review and had no concerns**
6. **Donald & Peggy Hughes** – Map 59, Lot 7-5, 104 Minge Cove Road. (ZBA; Special Exception) Propose to construct a single story private garage 28' x 30'  
**The Commission reviewed this Dept. Head Review and had no concerns.**
7. **Charles & Marie Frank** – Map 53, Lot 5. 12 Temple Drive. (ZBA Variance). To allow construction of a deck that will be located 18' from the shore of Lake Winnepesaukee, where 30' is required.  
**The Commission reviewed this Dept. Head Review and commented that adding a deck to this non-conforming lot, would make this lot more nonconforming encroaching into the 30' setback.**

**Standard Dredge and Fill Application:**

1. **West Alton Marina – Continuing File # 2018-00449**, Map 17, Lots 9,11,27,29 & 30; Map 61, Lot 1, West Alton Marina Road. Proposed project provides for the redevelopment and expansion of West Alton Marina. Improvements include the relocation of the existing marine contractor facilities, boat wash, boat repair, and boat storage to upland areas on Map 61, Lot 1 and in their place, relocating a marina store, fuel facilities, and bathhouse, creating an addition 200 +/- boat slips, and creating/relocating associated roadways and parking areas. **(40-day Hold 2/23/2018)**  
**R Wilder reviewed this application extensively and responded to the Attachment A Minor and Major – 20 Questions Form. The Commission approved unanimously the Comments and requested to have the comments that R. Wilder wrote sent to NHDES.**
2. **Samuel & Sarah Goos** – Map 18, Lot 29-18. 17 Campfire Circle. Proposes rebuilding the existing 6'x30' piling dock while adding 3' in length to achieve a 25' slip length with a 3' depth – an increased impact area of 18'. Additionally, install a single seasonal boatlift and two seasonal PWC Lifts. No work is proposed to the existing shoreline stonewall and, upon ultimate failure of wall, the shoreline will be restored to “natural” conditions, per conversation with NH DES Wetlands Bureau. **(40-day Hold 3/5/2018)**  
**The Commission reviewed this application and commented that the statement – No work is proposed to the existing shoreline stonewall and, upon ultimate failure of wall, the shoreline will be restored to natural condition per conservation with NHDES, should be made the condition of the approval.**
3. **Randall & Sarah Cail** – Map 21, Lot 6-2, 33 Brickyard Cove Road. Construct a 6'x82.5' permanent dock with two 14'x30' seasonal canopies, two permanent boatlifts, two seasonal PWC lifts, and ice protection cluster piles on 100' frontage. A longer than standard dock has been proposed due to shallow water conditions. Seasonal structures shall be removed during the non-boating season and the project area shall be surrounded with a turbidity curtain during work and until stabilization. **(40-day hold 3/9/2018).**  
**The Commission reviewed this application and are aware of the shallow area. The applicant should have presented a depth profile for the dock and should be presented before approval.**

4. **Alvan & Kathleen Traffie** – Map 63, Lot 35. 84 Rollins Road. Rebuild existing permanent dockage “in-kind” and re-configure the existing boathouse docks to accommodate the modern vessels and reduce exterior walkway (67 sq. ft. less construction surface area over public submerged lands and less one boatslip) to reflect court ordered boundary line adjustment and notarized abutter consent. Rebuild boathouse structure in the same size, location and configuration. **(40-day Hold 3/9/2018).**  
**The Commission reviewed this application and had no concerns.**

**Permit by Notification:**

1. **Gregory Beaumier & Rebecca Jungman** Map 44, Lot 8. 244 Black Point Road. Repair an existing dock and breakwater “in-kind”.  
**The Commission reviewed this application and had no concerns.**

**Minimum Impact Expedited:**

**Shoreland Permit Application:**

**Shoreland Permit by Notification (PBN)**

1. **Devin & Tasha Hilson** – Map 35, Lot 61, 213 East Side Drive. Construct (2) pervious paver patios totaling 939.25 sq. ft. of permanent impact.  
**The Commission reviewed this application and again comments that there should be no construction of steps below the NHDES current full lake reference line of 504.32’.**

**Commissioner Report:**

1. **Russ Wilder** – Aerial Image of West Alton, NHDES Minor & Major – 20 Questions. **The Commission reviewed the questions and comments when discussing the Standard Dredge and fill application.**

**Selectman’s Rep. Report:**

1. **Virgil Macdonald** – Map 8, Lot 23, 188 Frank C. Gilman Highway PFOA. The state is going to approve and pay for a water line going down Frank C. Gilman Hwy over Oak Hill Rd. to Youngstown. The Irving bulk plant tanks have leaked and contaminated surrounding properties. The state says there a few properties effected. The state has filter systems in the houses effected. The Selectmen are going to invite the Bureau that did the testing to a meeting.

**Other Business:**

1. **Conservation Land Management Guidelines.** - Update Feb. 2018
2. **NHANRS (New Hampshire Association of Natural Resource Scientists)** – March 15, 2018 Time for Comments on new NHDES Draft Wetland Rules. @ NH Audubon Center, 84 Silk Farm Road, Concord. Time; 10:00am – 12:00pm.
3. **Sale of State Owned Land in Alton** – Map 49, Lot 4. 3.8 +/- acre. Also Map 28, Lot 5, .73 +/- acre  
**The Commission reviewed the two lots and have no interest in them.**
4. **NHDES – March 29, 2018 @ NHDES.** Information meeting describing the QPPQ Transform Method for determining historical daily stream flows at ungagged locations.

**Notice of Intent to Cut:**

**Correspondence:**

1. **Karen & Richard Weaver** – Map 76, Lot 65. 896 Rattlesnake Island. **NHDES Approval Date 2/21/2018. Approval is Subject to the Projects Specific Conditions.**
2. **Shallow Waters Realty Tr.** – Map 56, Lot 38. 200 Woodlands Road. **NHDES Approval Date 2/20/2018. Approval is Subject to the Projects Specific Conditions.**
3. **Joseph Develis** – Map 80, Lot 3. 194 Barndoor Island. **NH DES Approval Date 2/23/2018. Approval is Subject to the Projects Specific Conditions.**
4. **Robert Carrigg** – Map 77, Lot 12, 330 Rattlesnake Island. **NHDES Letter 2/22/2018. After the review of Shoreland Permit, the project does not comply with the RSA483-B and Admin Rules Env-Wq 1400. The application has therefore been denied.**
5. **FPJhil & Michelle Cioffi** – Map 21A-5, 36 Pipers Point Road. **(ZBA – Notice of Decision: The Board Approved the Special Exception)**.
6. **Kimberly Pongratz Rev. Living Tr.** – Map 53, Lot 2, 328 Route 11D. Requesting an amendment to previously issued Wetlands Permit, in order to relocate the proposed docks, canopy pilings, etc.
7. **Albert/Carol Williams** – Map 78, Lot 2, Rattlesnake Island. **NH DES Approval Date 12/29/2017. Approval is Subject to the Projects Specific Conditions.**

**Adjournment:**

**Motion made by B. Doyle to adjourn the meeting at 8:45 pm. Second by D. Hershey. Motion passes with all in favor.**

**Respectfully submitted,**

**Cindy Calligandes, Secretary**