

**Alton Conservation Commission Approved by the Conservation Commission 6-28-07  
Minutes of May 24, 2007**

Members Present: Justine Gengras, Roger Burgess, David Lawrence, Gene Young, Tom Hoopes, and Earl Bagley

Members Absent: Steve McMahon as Selectman's Representative

Others Present:

**Call Meeting to Order:**

Co-Chairman J. Gengras called the meeting to order at 7:00 p.m.

**Approval of Agenda:**

**Motion made by T. Hoopes and seconded by D. Lawrence to amend the agenda and include under to include under Permit by Notification – Robert Bahre – FYI Commission signed 5-24-07 and Robert & Rosanne Wright – FYI – Commission signed 5-24-07, include under Commissioner Reports – D. Lawrence Drew Hill Road and Site visit with Steven Walker and to include under Other Business – D. Lawrence – Additional Land Acquisitions. The motion passed with all in favor.**

**Public Input:**

None at this time

**Approval of Minutes:**

Approval of minutes from May 10, 2007 meeting.

**Motion made by R. Burgess to accept the minutes with changes second by T. Hoopes. The motion passed with all in favor.**

**Presentations/Consultations:**

None at this time

**Planning Board Agenda Item:**

None at this time

**Standard Dredge and Fill Applications:**

1. Benjamin Finnegan Map 6 Lot 37 – Request to impact a total of 9,031 sq. ft. of wetlands to access upland areas and construct a subdivision road and driveways associated with residential development for this proposed 15-Lot subdivision.

Draft comments provided by J. Gengras to send to NH DES and CC: Alton Planning Department, Cindy Balcius – NH Soils, and Benjamin Finnegan.

T. Hoopes stepped down

May 29, 2007

Ms. Jocelyn Degler, Wetlands Inspector  
NHDES Wetlands Bureau  
PO Box 95  
Concord, NH 03302-0095

Re: **NHWB Wetlands Standard Permit Application #2007-00892, Alton Tax Map 6 Lot 37 Benjamin Finnegan, 13 lot subdivision**

Dear Ms. Degler,

The Alton Conservation Commission has the following comments on the above referenced wetlands permit application.

**Project Consultation and Site Inspection:**

Project wetlands scientist, Cynthia Balcius, attended two Commission meetings to explain the project and answer questions.

On May 10, 2007, Commissioners inspected the project area and viewed proposed Wetlands Impacts #1, 3, 4, 5, 6 & 7, accompanied by project wetland scientists, Cynthia Balcius and Adam Doiron.

Streams and wetlands appear to be accurately represented on project plans.

**1. Site hydrology and drainage is a serious concern.**

The proposed project area has large wetlands and sloping terrain which is dissected by a spider web of numerous seasonal and perennial streams. Streams on this parcel drain the slopes of Prospect Mountain. These streams are known as “flashy” streams during heavy rain events and may experience bank overflow beyond areas defined as wetlands adjacent to stream channels.

In the past 2 ½ years, Alton has experienced three storms rated as “greater than 25 yrs.” During the May 2006 storm, the water in the stream on Lot 37-1, Stockbridge Corner Road, crested at least 2 feet above the roadbed at the culvert. During the same storm, the stream on Lot 37-6 overflowed the culvert across the surface of the road and tore out a section of Valley Road. During the recent April 17, 2007 event, both Stockbridge Corner and Valley Roads had damage in these same locations.

Current project plans rely totally on drainage swales and level spreaders to reduce site runoff during storm and spring runoff events.

**Will the proposed drainage swales and level spreaders be adequate to prevent future damage to Stockbridge Corner and Valley roads during heavy rain/runoff events, especially during rain events when the ground is frozen?**

**2. Concerns regarding proposed wetlands impacts.**

Several lots have upland areas separated by wetlands, making it likely that owners will put fill in the wetlands to facilitate access.

**The Commission recommends that explicit restrictions be imposed as permit conditions to prevent damage to those wetlands.**

**Wetland Impact #7, Access Road:**

**The Commission concurs that the least environmentally impacting location for the subdivision access road is to use the existing road shown on the project plan.**

**Wetlands Impacts #3 & #4, Lot 7**

**The Commission recommends larger culverts for impacts #3 and #4, given the slope at the locations, the width of wetlands associated with the streams and problems of bank overflow during heavy rain events.**

**Wetlands Impact #6, Lot 15**

On May 10, 2007, the Commission observed what appeared to be recent stone fill and activity at the stream crossing [photos]. We have no record of a wetlands permit for this activity. The road at this location is presented in the project plan as a "logging road." The only Intent to Cut on file in Alton for Map 6, Lot 37 was filed in 2002 for Dobbins, a former owner. No Intent to Cut has been filed for this property under Finnegan, the current owner. The logging road running south up the lot did not appear to have been used recently. An old corduroy crossing and logging remains were observed in Lot 15 wetlands. The Commission also observed what appeared to be a cleared timber landing area, near the stream crossing, with signs of recent use. Since no Intent to Cut was filed under Finnegan ownership, it appears the log landing area has been used recently as a work area associated with development of abutting subdivision lots.

**The Commission believes that unpermitted activity has occurred in the perennial stream on Lot 15 without a NHDES wetlands permit.**

**The Commission has serious reservations regarding the proposed stream crossing, Wetlands Impact #6, a driveway stream crossing for a single residence.**

Impact #6 is the largest proposed wetlands impact, 2726 sq. feet and impacts 90 ft of perennial stream channel. The entire large, broad wetlands area immediately upstream of the current crossing currently exhibits severe surface scouring from the velocity of water during the April 17, 2007 event [photo]. The crossing is just downstream of a point where stream overflow comes very close to the edge of Valley Road during heavy rain events. It is also just downstream of the confluence of 2 streams.

**Will construction of this crossing (installation of an open bottom culvert and associated fill for the driveway) change current surface elevations?**

**Will this driveway and stream crossing result in changes to both upstream wetlands and stream hydrology?**

The Commission requests that a wetlands inspector inspect the areas of Commission concern.

Thank you for permitting us to comment on this application.

Sincerely,

Justine B. Gengras, Co-Chairman

cc: Benjamin Finnegan  
Cynthia Balcius, NH Soils Consultants  
Alton Planning Board

**Motion made by J. Gengras to send draft as amended seconded by D. Lawrence. Motion passed with all in favor.**

T. Hoopes stepped back in

2. Woodbury Zdeny Trust, James Woodbury, Trustee Map 51 Lot 29 – Repair existing 9'x39' crib and install 4 piling for a permanent boatlift.

**Discussion:**

The Commission reviewed the application and feels that comments should be sent to NH DES.

**Motion made by G. Young to send the following comments to NH DES: The Town has no record of dock being permitted or repaired and the decking is newer than 1968. This is obviously a non-conforming dock with only 50' frontage and the boatlift will obviously make the dock more non-conforming, seconded by E. Bagley. Motion passed with all in favor.**

**Permit By Notification**

1. Robert Bahre Map 21 Lot 5-5 – Repair the existing docking facility in-kind, in place. FYI – Commission signed 5/24/07
2. Robert & Rosanne Wright Map 63 Lot 20 – Repair/replace existing 7'x16' crib down to bottom log. – FYI - Commission signed 5/24/07.

**Minimum Impact Expedited**

1. Ronald Cima Map 21 Lot 30 – The proposed project involves the placement of one 57"x38"x20' pipe arch (squash culvert) in a seasonal stream to provide driveway access to an existing home. The amount of wetlands to be disturbed is 1280 sq. ft.

**Discussion:**

**Motion made by J. Gengras to direct T. Hoopes to ride out and ascertain that there is nothing happening on the lot and if he feels that everything is ok he can sign the application. If he doesn't feel everything is fine and work has started than he can draft comments as to why the Commission didn't sign the application. seconded by G. Young. Motion passed with all in favor.**

**COMMISSIONER REPORTS:**

1. D. Lawrence – Drew Hill Road – D. Lawrence spoke with David Widerstrom about the road and D. Widerstrom had addressed the issue of dirt and gravel under the large rock by plugging it with crushed rock. D. Widerstrom has also put ground up road on Drew Hill Road and he may finish the road.
2. D. Lawrence – Steven Walker Conservation Easement walks – S. Walker was not impressed with the stonewall on Drew Hill Road.  
J. Gengras – The road looks awful.  
The following sites were visited:
  - ❖ Gilman Pond Property
  - ❖ Drew Hill wall damage and expansion
  - ❖ Boat landing on Eley property
  - ❖ Boat access below the Seavey house
  - ❖ Dam Breach
 J. Gengras – S. Walker also gave the Commission folders for each conservation area the books could be used as field workbooks.

**OTHER BUSINESS:**

1. D. Lawrence – Additional Land Acquisitions – At the next Belknap Mountain Range

meeting they will be identifying parcels and maybe the commission can support and acquire some land. The account is in excess of \$100,000.00, can the money be used for acquiring the land.

J. Gengras – spoke with the Westin's and they are not ready to put their land in easement right now.

**Correspondence:**

1. Mills Cove Realty On Lake Winnepesaukee Map 62 Lot 1-9 Permit Approval - FYI  
**No action taken by the Commission**

**Adjournment:**

**Motion made by R. Burgess, second by J. Gengras to adjourn at 8:23pm. The motion passed with all in favor.**

Respectfully submitted,

Jennifer M. Fortin  
Secretary to the Conservation Commission