

**Alton Conservation Commission    Approved by the Conservation Commission 6-22-06  
Minutes of June 8, 2006**

Members Present: Co-Chair, Justine Gengras; Co-Chair, Earl Bagley; David Lawrence, Roger Burgess, Gene Young, Alan Sherwood as Selectmen's Representative

Members Absent: Tom Hoopes

Others Present:

**Call Meeting to Order:**

Co-Chairman E. Bagley called the meeting to order at 7:00 p.m.

**Approval of Agenda:**

**Motion made by J. Gengras and seconded by D. Lawrence to include under Minimum Impact – Paul Greaney Map 35 Lot 1, to include under Commission Reports – Parkhurst Conservation Easement and Mark Fecteau on Walstern Road, and under Other Business – NSTS and Conservation Easement Land Signage. The motion passed with all in favor.**

**Public Input:**

None at this time

**Approval of Minutes:**

Approval of minutes from May 25, 2006 meeting.

**D. Lawrence moved to accept the minutes as amended, second by J. Gengras. The motion passed with all in favor.**

**Presentations/Consultations:**

None at this time

**Standard Dredge and Fill Applications:**

1. Town of Alton Map 10 Lot ROW, 14-3, 14-2, 14-1 – Replace existing damaged culvert.

**Discussion:**

The Commission feels the proposed project meets NHDES rules.

**Motion made by J. Gengras to send standard letter of no objection, seconded by R. Burgess. Motion passed with all in favor.**

2. Kenneth & Ruth Roche Map 75 Lot 45 – Construct a 20'x15' perched beach.

**Discussion:**

The Commission feels the proposed project meets NHDES rules.

**Motion made by J. Gengras to send standard letter of no objection, seconded by D. Lawrence. Motion passed with all in favor.**

**Notification of Routine Roadway and Railway Maintenance Activities**

1. Town of Alton Maps 7, 10, 11, 68, & 69 Lot ROW – Avery Hill Road culvert replacements.

**No action taken by the Commission**

**Permit By Notification**

None at this time

**Minimum Impact Expedited**

1. Paul Greaney Map 35 Lot 1 – Replace existing approved (posting permit 94-00359 dated June 14, 1994) six (6) foot by thirty (30) foot seasonal dock with a six (6) foot by forty (40) foot seasonal dock (aluminum lightweight construction)

**Discussion:**

The Commission discussed the project and found that it appeared to meet NH Wetlands Bureau rules.

**Motion by J. Gengras to direct a Co-Chair to sign application, seconded by E. Bagley. The motion passed with all in favor.**

**Commissioner Reports:**

1. Parkhurst Conservation Easement

**Discussion:**

A. Sherwood reported that Mr. Cummings, owner of the Parkhurst easement property rejected the offer from the town and submitted a formal request for arbitration as provided by the easement deed.

The Board of Selectmen authorized Attorney Sessler to begin the process. J. Gengras asked “Whose responsibility is it to keep the Lakes Region Conservation Trust (who holds secondary executory interest in the easement) informed?” A. Sherwood mentioned that the Selectmen would ask Attorney Sessler to do that.

2. Mark Fecteau on Walstern Road  
Earl Bagley reported that T. Varney, representing Mark Fecteau on Walstern Road, called him to request information about the complaint filed on the Fecteau property. E. Bagley told T. Varney that the wetlands area currently covered with payment was paved after the wetlands were impacted without a permit and after a complaint was filed with NH wetlands Bureau.

**Other Business:**

1. NSTS Development – D. Lawrence said various discrepancies discussed at the last Commission meeting were fixed, but with further review of the deed and plan, he found another dimension missing and the plans to be registered don't have the subdivision conditions of approval.  
J. Gengras – This needs to be noted as an omission not a revision. Any registered

plan which correctly shows the easement can be referenced in the deed.

D. Lawrence – On the latest plan, the common boundary is also missing the dimensions and heading. On the old easement there is a 50' buffer, but on the new plan expanding the easement, the buffer ranges from 24' to 50' in width. If the buffer width is not the same as in the previous deed, we can ask then remove the reference to the 50' buffer width from the easement deed all together. The buffer still needs to be marked even if it is not part of the easement deed. The buffer is not an issue in the new deed but needs to be referenced in the body of the easement deed. The new easement expansion is voluntary, so the buffer width should not be an issue..

A. Sherwood asked for revision and for the secretary to let Kathy the Town Planner know.

### **No action taken by the Commission**

2. Signage – D. Lawrence reported the T. Hoopes and he were working on the wording for the Gilman Pond sign. He said - the following wording is modeled from the Town Forest sign:

GILMAN POND ACCESS

Canoeing, kayaking, light rowboats, fishing

NO motorized watercraft

Littering is prohibited

Parking area closes at sunset

Have Fun!

Alton Conservation Commission

J. Gengras – Why aren't the trails mentioned?

D. Lawrence - The current trails cross Seavey private property are not included in the protected land.

J. Gengras – Can the current trails be modified so that they don't cross private property?

D. Lawrence – They could, in various ways, but it would be very difficult to connect the existing trails to the parking are at the Gilman Pond outlet without crossing Seavey's private property.

D. Lawrence expressed concern about wheeled and motorized vehicles using the property. It was suggested that access points along the road could be posted saying "NO wheeled or motorized vehicles, Alton Conservation Commission"

J. Gengras would like the to change the sign heading from "Gilman Pond Access to Gilman Pond Conservation Area".

E. Bagley – When we order the sign someone should go to the sign office and explain what is wanted.

The extra packages of small, round, metal conservation easement signs with the beavers on them, which were used to mark the Hussey Property were given to the commission and can be used to mark the Gilman Pond boundaries.

D. Lawrence offered to start posting boundary markers. The consensus was to start by posting boundaries abutting town roads.

D. Lawrence – How far do they need to be spaced apart along the road? ~100'

The boundaries need to be marked so that the land is not intruded on by abutting property owners.

**Correspondence:**

1. Lakes Region Planning Commission Annual Meeting on June 26, 2006 - FYI  
**No action taken by the Commission**
  
2. Jean Zaejec Map 44 Lot 19 – Emergency Authorization Verification to reset 2 rocks in 4 voids created by wave action in Lake Winnepesaukee - FYI  
**No action taken by the Commission**
  
3. Ethan Hipple – Student Conservation Association - FYI  
**No action taken by the Commission**
  
3. Reilly's Ridge Subdivision Map 8 Lot 5S & 7-1 – Historical Properties & Indian Country Requests from Brown Engineering – Brown Engineering requested a written response from the Commission. J. Gengras read a draft of comments to the Commission to review. Comments drafted to be put on letterhead and mailed.  
**Motion made by J. Gengras, seconded by D. Lawrence to send letter. The motion passed with all in favor.**

**Adjournment:**

**Motion made by J. Gengras and seconded by D. Lawrence to adjourn at 8:58pm. The motion carried by unanimous voice vote.**

Respectfully submitted,

Jennifer Fortin  
Secretary to the Conservation Commission