

Minutes of June 10, 2010 Meeting

Members Present:

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

Call Meeting to Order:

Chairman Earl Bagley called the meeting to order at 8:00 p.m. at the Alton Town Hall

Approval of Agenda:

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

Approval of Minutes of May 27, 2010:

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

Presentations/Consultations:

Standard Dredge and Fill Applications:

1. **Bahre Alton Properties LLC** – Map 26, Lot 10-1, Route 28

Cindy Balcius – Presenting Bahre project.

Cindy presented the application proposed by Bahre Alton Properties for the new bank building and the retail store that's going in front of Hannaford's. She had worked on the impacts by utilizing the retaining walls and she was able to reduce the impacts. The total new impact is 24,670 sq. ft., compared to the original over 30,000 sq ft. R. Wilder asked about special drainage and treatment. During the whole process Cindy has been meeting with the State and Federal Regulators and their interest is in the Green method for this project. Cindy proposed porous pavement as the treatment and infiltration that will require a management plan for the maintenance of it. Also a grass swale will be created and planting of vegetation for a buffer for the property.

Discussion:

The Commission's major concern is the water quality. Maintenance on porous pavement is unproven and the monitoring for long term is also unproven. There is not a lot of buffer between Hannaford's and the river.

**Motion made by R. Wilder to send the above comment to NH DES, seconded by G. Young.
Motion passed with all in favor.**

Planning Board/ZBA Agenda Items:

1. **Jobean LLC** – Map 26, Lot 10. 5 Homestead Place. Amended Site Plan:

Include an addition to existing Farm Stand which will continue the retail use and connect to the existing cape. Additionally amend the use of the Yellow Building from four residential apartments plus 4 office suites and convert to 1 residential apartment and 6 office/retail suites. Also amend the 14x14 yellow antique cobbler shop, previously used as office space to include office/retail use as well as re-location of cobbler shop. This parcel is located in the Residential/Commercial zone.

Discussion:

The Commission reviewed the Department Head Review Request and has no concerns.

2. **Alton Bay Campmeeting Association** – Map 34, Lot 33. Mount Major Hwy. **3-Variances & 1-Special Exception. Special Exception** to allow an expansion of use for up to 42 new dwelling units be allowed year round occupancy; **1- Variance** to request relief from the minimum parking requirements; **2- Variance** to allow parking spaces within the 5' parking area setback

requirements; **3- Variance** to allow 42 cottages be reconstructed where the Residential Zone does not permit the proposed density.

Discussion:

The Commission reviewed the application and finds that 42 units is excessive use of property. The septic should be designed for the proper flow year round. Offsite sewage disposal should be considered. In order to meet the nitrate setback, units would have to be eliminated. Also 9 months is year round. The entire proposed project should be considered as year round.

Permit By Notification:

1. **Town of Alton** – Map 2 & 3, Lot ROW. Hamwoods Road. Proposing to replace the three existing 15” culverts in kind at the first crossing (crossing A) and replace the two 15” culverts in kind at the second crossing (crossing B) within the town right-of-way. **(F.Y.I. Commission signed on 6/2/2010.)**

Minimum Impact Expedite:

1. **Christopher & Daphne Gowland** – Map 73, Lot 32, 382 Sleeper Island, Replace existing 6’ x 30’ piling dock with (6) pilings add one ice cluster and four fending pilings. Wetlands impact: Piling 13 sq. ft., Dock 180 sq. ft. **(F.Y.I. Commission signed on 6/2/2010.) NH DES Notice of Admin. Completeness.**

Shoreland Permit Application:

1. **Sharon Monroe** – Map 42, Lot 54, 128 Roger Street. Construct and connect a new 20’ x 22’ addition with an 8’ porch to an existing cottage. Add stairs and walkway. Install a new septic system. Add vegetation to waterfront buffer zone. Proposed permanent impact is 320 sq. ft.

Discussion:

The Commission reviewed the application and has no concerns.

Other Business:

1. **Camp Kabeyun** – Chuck Mills phoned; would like to know if they could help maintain the Gilman Pond Trails. His Contact #875-3060. D. Lawrence will contact them.
2. **Budget** - May 2010
3. **Gravel Pit** – by G. Young, There has been rock crushing at Dave Hussey’s gravel pit. There has been no notification of transfer of ownership. The Commission will check with the Town Attorney, James Sessler, on the notification requirement. A time could not be coordinated last fall to monitor the Conservation Easement.

Correspondence:

1. **James C. Curvey** – Map21A, Lot 24, 128 Pipers Point Lane, **NH DES Shoreland Impact Permit Approval Date 5/21/2010. Approval is subject to the project specific conditions.**
2. **Donald Prudhomme** – Map 58, Lot 5-26, Timber Ridge Road. Benchmark Eng. Inspection of the progress of the restoration work.
3. **Jack Szemplinski** – Map 58, Lot 5, Timber Ridge Road. Benchmark Eng. Inspection of the progress of the restoration work.
4. **Youngblood Realty Trust II** – Map 44, Lot 50, 142 Black Point Road. File #2010-00367. **Regina Nadeau’s Request for Reconsideration.**
5. **NH Dept. of Transportation** – NH Routes 11 & 28. **NH DES Shoreland Approval dated 5/28/2010. Approval is subject to the project specific conditions.**

Adjournment:

**Motion made by G. Young to adjourn the meeting at 9:40 p.m., seconded by D. Lawrence.
Motion passed with all in favor.**

Respectfully Submitted,

Cindy Calligandes
Secretary to the Conservation Commission