

**Alton Conservation Commission Approved by the Conservation Commission 10-12-06
Minutes of September 28, 2006**

Members Present: Justine Gengras, Earl Bagley, Gene Young, and David Lawrence, Tom Hoopes joined in at a later time.

Members Absent: Roger Burgess and Alan Sherwood as Selectmen's Representative

Others Present: Cindy Balcius – NH Soils, Adam Doiron – NH Soils, and John Ring – Engineer for Prospect Mountain Builders.

Call Meeting to Order:

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

Approval of Agenda:

Motion made by J. Gengras and seconded by D. Lawrence to include under Permit by Notification – C&G Realty Trust Map 65 Lot 82 - FYI, Leone & June Trudeau Map 61 Lot 16 – FYI, under Other Business – Request from Matthew Desmarais, J. Gengras – Ellis on Lockes Corner Road complaint, Gilman Pond Conservation Area, Budget, and Town Forest, under Correspondence – UNH Forest Law Workshops for Municipal Officials, and Biddle – Wetlands Complaint. The motion passed with all in favor.

Public Input:

None at this time

Approval of Minutes:

Approval of minutes from August 24, 2006 meeting.

Motion made by D. Lawrence to accept the minutes as amended second by G. Young. The motion passed with all in favor.

Presentations/Consultations:

Cindy Balcius from NH Soils for Prospect Mountain Builders on Old New Durham Road Map 9 Lot 53. There have been changes made to the original plan. We have redesigned the plan so that we are down from 24,000 sq. ft to 18,200 sq. ft. of wetlands impact. We are looking into mitigation and we were wondering what the Conservation Commission was interested in and if there was a list of properties.

J. Gengras – Was this a conceptual within the last year?

J. Ring – This is from last year but the ordinance didn't allow for Conservation Cluster Housing.

J. Gengras – Is there a perennial stream that crosses Old New Durham Road?

A. Doiron- There is an intermittent stream on Lot 1.

J. Gengras – We would like to see the stream channels well defined on the plans. The intermittent stream connecting the wetlands should be clearly shown.

C. Balcius – We have to flag the edge of the wetlands and forested drainage with defined channels and they will be shown on the plan.

J. Gengras – Are there any waivers being requested?

J. Ring – We are requesting 7.2.2 – Margins and the 3:1 length to width ratio for lots 15, 20, & 25.

J. Gengras – It looks like “Island Hopping” (crossing wetlands to reach isolated well-drained areas) for lots 28, 29, & 30.

C. Balcius – On the lower part of the plan we combined the lower driveways from 3 driveways down to 2 driveways.

J. Gengras – On lot 32, where is the house going?

J. Gengras –What is the buildable area for each lot?

J. Ring – It ranges from 1-acre up.

J. Gengras – We have had more complaints on wetland degradation this year than in the past year.

C. Balcius –Is there a list of town owned land that needs to be restored or conservation target land?

J. Gengras – No, we do not have such lists.

J. Ring – Is there a fund to contribute to?

J. Gengras – We can't do that commercially.

J. Gengras – Easement documentation is important.

C. Balcius – Care has to be part of the process when looking at easements.

J. Gengras – It would be desirable to protect land along the Merry Meeting River, a greenway buffer around the village and Route 28, and there is a wetland area across from Hannaford's.

C. Balcius – We will do more research on our own. We are looking for 3-4 acres in the

vicinity of the project area. The Commission can also ask for stipends when accepting easements to help cover monitoring costs.

J. Gengras – Mr. Gould has ~80-acres of unprotected land on Suncook Valley Road abutting Merry Meeting Marsh and Addison Cate has two protected lots behind PMHS.

E. Bagley – How long is the proposed road?

J. Ring - ~2500' to the longest point.

J. Gengras – The first Cul-de-Sac looks like a problem.

J. Ring – We are proposing 32 lots and 52 units. The total impact for the whole project is ~200,000 sq. ft and that figure also includes the 18,200 sq. ft. for the wetlands impact.

E. Bagley –Do you have septic approval?

J. Ring – No

J. Gengras – The greatest impacts seem to be impact #'s 2 & 4.

C. Balcius – The largest impact is 4550 sq. ft.

J. Gengras – There are always hydrology problems when wetlands are continuously filled.

E. Bagley – How many acres of wetlands?

J. Ring – 18-acres of wetlands and 52-acres of uplands. The minimum culvert size is 15". The degradation is higher when it is a 1:1 slope.

J. Gengras – The degradation to wetlands is higher when roads have a 1:1 slope.

E. Bagley – You will need guard rails if the road is going to be high.

Planning board Agenda Item:

None at this time

Standard Dredge and Fill Applications:

None at this time

Notification of Routine Roadway and Railway Maintenance Activities

None at this time

Permit By Notification

1. Margaret Hasty Etals. Map 44 Lot 63 – Repair an existing cantilevered dock and breakwater “in-kind”, reset rocks dislodged by ice along shore. No change in size, location, or configuration is proposed. All shoreline work to be completed above and behind full lake shoreline. Commissioner signed - FYI
2. C&G Realty trust Map 65 Lot 82 – Replace existing crib 8’x30’ down to the bottom log. Commission signed - FYI
3. Leone & June Trudeau Map 61 Lot 16 – Rebuild (2) 8’x25’ cribs down to the bottom. Commission signed - FYI

Minimum Impact Expedited

1. C&D Realty Trust Map 14 Lot 20 – This project involves the filling of 1900 sq. ft. of wetland for the construction of a road to access the lots in a proposed subdivision. The wetlands to be impacted are narrow ephemeral grainages, with forested and scrub/shrub vegetation in the areas that will be impacted.

Discussion:

The Commission reviewed and discussed the application and decided not to sign it.

Motion made by G. Young not to sign the application because there was concern about the site hydrology and there was no culvert size for impact #2, seconded by E. Bagley. Motion passed with all in favor.

T. Hoopes joined the meeting.

Commissioner Reports:

E. Bagley – Proposed cell towers on East Side Drive and Old Wolfeboro Road. For the view shed, how should the towers be located from the lake and highways? My concerns are that the carriers could provide adequate coverage but is that restricting competition for filling in the gap?

T. Hoopes – The abutters didn’t want anything visible. The towers can be put anywhere but with the ordinance in place it should be a camo tree with the pole only 10’ above the tree line. We prefer to use existing structures and if not than go to the camo trees. We also would like to have smaller units.

Other Business:

1. GSR Trust Map 58 Lot 5-19 – Restoration Plan - FYI
2. Annual LCIP Monitoring Reminder – David and Gene monitored the Town Forest and handed in a monitoring sheet.
3. Request from Matthew Desmarais – Is asking for feedback on the following water bodies in the area: Bear Pond, Gilman Pond, Half Moon Lake, Hills Pond, Knight’s Pond, Lake Winnepesaukee, and Sunset Lake (Places Pond). The information will

be going into a guide for the Lakes Region.

T. Hoopes offered to review the data and e-mail comments.

4. Sirigos/Ellis Complaint – The state has been notified and there is a site visit scheduled with the Brian Boyers – Health Officer, Stacey Herbold – NHDES, Ms. Sirigos, her wetlands scientist, and her lawyer on Wednesday, October 4, 2006 at 1pm on the property.
5. Gilman Pond Conservation Area

Discussion:

J, Gengras stated the Seavey and Eley deed for the town owned lots reference RSA 221-A, which was repealed in 1995. There needs to be a management plan for the Gilman Pond property. The deeds for the town owned properties are deficient in their language as they are not specific about the use and management of the properties. She recommended the Commission to develop a formal management plan that reflects the conservation purposes stated in the easement properties. The Seavey property easement reserves the right to put up a tower. The easement language states public use of the property is for transitory, passive recreational use.

D. Lawrence spoke with Bill Brumbeck, Director of the New England Wildflower Society. He has concerns about building trails in areas where the whorled pogonia has been identified. One concern was of illegal ATV use of trails over time. D. Lawrence said it is good to have a trail around the pond, and he showed the Commission a proposed mapped out location. Do we want trails around the pond or do we want to keep that undeveloped?

T. Hoopes – I feel some trails are ok on Drew Hill Road side, about 20' in should we put a rock border for people to park? A sign should be put up on the woods road because of the water from the beavers. The sign should read: ROAD CLOSED FLOODED BY BEAVERS TOWN OF ALTON CONSERVATION COMMISSION.” The idea of a chain, rocks, or gate across the road was also mentioned to keep vehicles out. There should be some access from the parking area to the loop trail. The area is for multi-purpose use. Nothing should be promoted other than foot traffic.

Motion made by G. Young to make trails along the pond and town owned land, seconded by J. Gengras. Motion passed with all in favor.

6. The budget has been submitted with a few changes, which were as follows:

Meetings/Conferences went to \$300 from \$200

Dues/Fees went to \$290 from \$278

Postage went to \$150 from \$100

Printing went from \$200 to \$1

The other line item for the budget remained the same.

Motion made by T. Hoopes to accept the changes made to the 2007 proposed budget, seconded by E. Bagley. Motion passed with all in favor.

7. The Town Forest was monitored by D. Lawrence and G. Young and a monitoring report was submitted.

Correspondence:

1. GSR Trust Map 58 Lot 5-19 – Restoration Plan - FYI
No action taken by the Commission
2. Town of Alton Map 10 Lot 13-1 – Permit Approval
No action taken by the Commission
3. Mark Fecteau Map 59 Lot 1-B Restoration Plan Pictures - FYI
No action taken by the Commission
4. Liberatore Scoppettuolo Map 5 Lot 48 – Restoration Plan Pictures - FYI
No action taken by the Commission
5. Messmore Family Interests Limited Partnership map 65 Lot 59 – Permit Approval
No action taken by the Commission
6. Letter from LuAnne Varney pertaining to the Carl Norby/David Reynolds - FYI
No action taken by the Commission
7. Conservation Easement Compliance for Hussey Property - FYI
No action taken by the Commission
8. Hussey Conservation Easement Reclamation Report - FYI
No action taken by the Commission
9. UNH Forest Law Workshops for municipal Officials - FYI
No action taken by the Commission
10. Stephen Biddle Wetlands Complaint on Meaderboro Road - FYI
No action taken by the Commission

Adjournment:

Motion made by R. Burgess and seconded by E. Bagley to adjourn at 8:34pm. The motion carried by unanimous voice vote.

Respectfully submitted,

Jennifer Fortin
Secretary to the Conservation Commission