

**Alton Conservation Commission Approved by the Conservation Commission 10-26-06
Minutes of October 12, 2006**

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

Members Absent: Alan Sherwood as Selectmen's Representative

Others Present: Melissa Guldbrandsen – Attorney & Brad Hunter for Wentworth Coe Realty, Baywinds Subdivision

Call Meeting to Order:

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

Approval of Agenda:

Motion made by T. Hoopes and seconded by D. Lawrence to include under Presentations/Consultations – Baywinds Subdivision, under Planning Board Agenda Items - Department Head Reviews for Prospect Mountain Builders, Houle and Norby/Reynolds, under Commissioner Reports - D. Lawrence, E. Bagley, and J. Gengras, under Other Business – LRPC NH Planning & Land Use Regulation Books Order Form, and Chestnut Cove Subdivision Update, under Correspondence – Notice of DES Hearing RE: Gayner, Ed & Judy Morin Map 54 Lot 35 Permit Approval, and a Farmer's Conference Information and Registration Form. The motion passed with all in favor.

Public Input:

None at this time

Approval of Minutes:

Approval of minutes from September 28, 2006 meeting.

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

Presentations/Consultations:

Baywinds Subdivision

T. Hoopes –Is this going to be going back to the Planning Board?

M. Guldbrandsen No, this is for mitigation.

M. Guldbrandsen – We need to come up with a mitigation plan. We looked at the land around the state forest. We were also looking at the area around Gilman's Pond. The parcels we have been looking at are Map 15 Lots 54 & 55. Map 15 Lot 55 is open to possibilities. We are looking to mitigate ~5-acres and put it into an easement. I spoke with Peter Farrell and he thought there might be other town easements.

J. Gengras – We do hold an easement on 8.5 acres on Map 15 Lot 31A and also 15-acres on Map 15 Lot 73. All margins of Gilman Pond are protected. Down on 28A near the Chestnut Cove Subdivision there are two lots that are split by 28A held by Lakes Region Conservation Trust.

T. Hoopes – Map 15 Lot 35 there can be no further subdivision per the previous Planning Board.

J. Gengras – there is a timber road for Farrell and Freese for timber purposes.

T. Hoopes – As for the timber road, Farrell and Freese got permission from the Conservation Commission.

M. Gulbrandsen – Would the town be willing to hold an easement?

J. Gengras – My feeling is yes, providing the easement didn't permit motorized vehicles. I think it would be prudent to do that.

M. Gulbrandsen –I think it would be viable to logging for a Forest Management Plan.

T. Hoopes –It should be under the care and custody of a licensed Forester.

J. Gengras – The easement deed needs to be specific. The other easements we have forestry is permitted on all of the easements under the supervision of a licensed Forester.

T. Hoopes – Map 15 Lot 52 would be a real resource.

J. Gengras – To monitor the easement property we would have to have an access to the property. Peter Farrell left a message on my machine saying he couldn't make the meeting tonight.

B. Hunter – We spoke to Farrell and asked about connecting a corridor to the easement property.

T. Hoopes – If they acquire Lot 55 shouldn't the Conservation Commission acquire Lot 54?

M. Gulbrandsen –Lot 54 might part with the property.

J. Gengras – The Title for Lot 54 goes back about 100 years to a tax deed. We would also require a survey plat.

M. Gulbrandsen – We are now working with Barry Keith and Norway Plains and they

are re-surveying.

J. Gengras – They are skinny lots. Norby's back line was surveyed. I know I am interested in acquiring the skinny lots.

J. Gengras – What is the new wetlands impact?

B. Hunter – The new impact is 22,073 and the old impact was 14,555.

J. Gengras – We have no objection supporting the easement on the property, and if appropriate another entity could hold the easement and that is fine.

Planning board Agenda Item:

J. Gengras Reported

1. Winona Houle – The property is located on Alton Mountain Road and Frohock Brook Road. There are wetlands in one corner. When there are heavy rains the people across the way have a lot of water flowage from a single culvert at the intersection of Frohock Brook Road and Alton Mountain Road.
2. Prospect Mountain Builders – They are proposing 32-lots with 52-units. They are requesting waivers for lot configurations and slope.
3. Norby/Reynolds – Changes have been made and a new plan was submitted. The road is still an issue.

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. Richard Devanna Map 35 Lot 33 – Repair a crib supported dock in-kind, repair a piling supported dock in-kind, install a seasonal boatlift, install two seasonal jet ski lifts. Commission signed. FYI
2. Jayne O'Toole Map 36 Lot 0-3 – Replace (3) existing piling and replace 10'x28' deck. Impact 283 sq. ft.

Discussion:

There was no letter from the NH DOT granting permission and there is no proof that the deck was previously there.

Motion made by T. Hoopes not to sign and send comments to DES stating that there is no permission granted from NH DOT and that there is no proof that the deck was previously there, seconded by J. Gengras. Motion passed with all in favor.

Minimum Impact Expedited

1. James Gregoire Map 16 Lot 3 – We are proposing to construct two wildlife ponds that will impact 5,956 square feet of poorly drained wetlands. We are also proposing an access way to get to the pond area for construction vehicles during construction of the pond for future logging or forestry maintenance after the pond has been built. The roadway access will result in an impact of 220 square feet with 18 linear feet of impact to an intermittent stream channel. Total impacts are 6,176 square feet of wetland impact and 18 linear feet of intermittent stream channel impact. **Commissioner provided comments.**

Discussion:

No action taken by the Commission.

Commissioner Reports:

D. Lawrence – The land known as the 48-acre parcel was inspected and a monitoring report prepared. It has more wetland than previously thought. The North/South boundary is wet. On the eastside, as is some of the east/west boundaries. There are some nice 2'-3' diameter hemlock. It looks to have been logged ~20 years ago. The management plan should include the 48-acre parcel.

J. Gengras – Is there sufficient dry are for a trail?

D. Lawrence – Yes there is.

E. Bagley – There is a meeting Monday, October 16, 2006 at 8:00am with David Widerstrom to discuss drainage on Drew Hill Road.

J. Gengras – Gene and I walked the Barbarossa conservation easement property. The beaver dam on the brook, north side is gone and there is not much water, but the beavers built a new dam down stream. The large marsh that was brown is now green and partially ponded. The beavers have dammed outlets to the bigger marsh now.

Other Business:

1. J. Gengras – Gilman Pond Conservation Management Plan – I will e-mail it to everyone. I would like everyone to draft together a plan that we can discuss at the next meeting. Use the elements that you think apply that could be used in total for the management plan.

D. Lawrence – I think we should do something about the beaver dam but not rebuild the road.

2. NHACC Annual Meeting – J. Gengras will e-mail the agenda to everyone and then let Jennifer know if you plan to attend.
3. UNH Extension Service Lay Lake Monitoring bill -

Motion made by J. Gengras to retroactively approve the release of funds, as they were included in the Conservation Commission budget seconded by T. Hoopes. Motion passed with all in favor.

4. Sirigos/Ellis Complaint – Ms. Sirigos was told by the state that she had to be 3-5 feet away from the wetlands with the fence and that she could only do on-site manure storage in the winter time and it had to be removed in the spring.
5. NHACC Membership Dues 2007 bill – **No action taken by the Commission**
6. LRPC – NH Planning & Land Use Regulations book – order form
Order book for G. Young and one for an office copy.
7. Chestnut Cove Subdivision Update
An abutter complained to the Building Department after the heavy rains we had on Wednesday night. Jennifer went out and took pictures for the Commission, T. Hoopes took a picture, and the abutter submitted a disc with pictures on it. The site was bad; the erosion controls failed. The Town Planner and CMA Engineering will be going on site Friday to do an inspection.
J. Gengras – NH Site specific needs to be notified.
No action taken by the Commission

Correspondence:

1. The Land Conservation Plan for New Hampshire's Coastal Watershed **No action taken by the Commission**
2. Letter from David Widerstrom
D. Lawrence – I feel he should leave the wood along the road
J. Gengras – When you have your meeting with Mr. Widerstrom, have him mark the trees he was thinking of removing and then we will let him know.
3. Mark Fecteau Map 59 Lot 1-B Culvert Restoration Plan
No action taken by the Commission
4. The Source
No action taken by the Commission
5. New Hampshire Lakes Under Attack – How Exotic Plants Impact Our Lakes video
No action taken by the Commission
6. Notice of DES Hearing – RE: Gayner
No action taken by the Commission
7. Ed & Judy Morin Map 54 Lot 35 – Permit Approval
No action taken by the Commission

8. Farmer's Conference Information and Registration Form
No action taken by the Commission

Adjournment:

Motion made by T. Hoopes and seconded by R. Burgess to adjourn at 8:56pm. The motion carried by unanimous voice vote.

Respectfully submitted,

Jennifer Fortin
Secretary to the Conservation Commission