

Approved Minutes

Meeting Called to Order: at 7:00 pm by Chairman Earl Bagley

Members Present: Chairman Earl Bagley, Vice Chairman Gene Young, Treasurer Roger Burgess, Member: Bob Doyle

Members Absent: Members: Russ Wilder, David Hershey and Selectmen Representative Lou LaCourse

Approval of Agenda: MOTION made by R. Burgess to accept the Agenda as presented. Second by B. Doyle. No discussion. Motion passed with all in favor.

Public Input: None seen or heard. Public Input closed.

Approval of September 24, 2015 Minutes: MOTION by G. Young to accept the minutes of Sept. 24, 2015 as presented. Second by R. Burgess. No discussion. Motion passes with all in favor.

Presentations/Consultations: None presented.

Planning Board/ZBA Agenda Items:

1. **Christian Camps & Conference Inc.** – Map 18, Lot 15, Chestnut Cove Road & Camp Brookwoods Road. Construct a 42' x 80' year round maintenance garage and yard to consolidate and upgrade existing services that are provided at the camp. This will be on a portion of their 475 acre property that is currently unused and wooded. The maintenance garage will be used for storage and light maintenance of tractors, plows, vehicles and equipment. This property is located in the Lakeshore Residential (LR) Zone. **(Chairman reviewed and commented asking if they are doing any maintenance on the equipment if so where the waste oil would be contained.) Commission reviewed with no comment or concerns.**
2. **Diane Pierce & Joan Katsoulakos** – Map 41, Lot 28. 26 Sandpeep Lane, (ZBA Special Exception). Replacement of an existing nonconforming structure which presently encroaches into the 30' Shorefront setback. With a new home that will have less encroachment and be more conforming to setbacks overall (LR Zoned) **Commission reviewed with no comment or concerns.**
3. **Harold W. Finethy III Rev. Tr.** – Map 54, Lot 9. 12 Roger St., (ZBA Special Exception & Variance). Relocate and expansion of a nonconforming structure and use, a 2 bedroom, seasonal guest camp, to a larger overall building footprint than existing, and to year round use. The Variance is to allow continued residential use of a lot in a zoning district where noncommercial residential uses are not permitted. (RS Zoned). **Commission reviewed with no comment or concerns.**
4. **MH LaChance Jr. & LG LaChance Liv. Tr.** – Map 49, Lot 14. 7 Dore Drive. (ZBA Special Exception & Variance). Construct a full foundation under the existing home and to allow the

construction of a porch facing the lake which will encroach an additional 8' into the 25' ROW/Property line setback. **Commission reviewed with no comment or concerns.**

Standard Dredge and Fill Application:

1. **119 Clay Point Road LLC** – Map 21, Lot 1-6, 119 Clay Point Road, Construct a driveway across a Tier 1 intermittent stream for the purpose of accessing an upland building area for a single family residence, including installation of a 48" HDPE Culvert and boulder wing walls. **(40 day hold 9/29/2015) Commission reviewed with no comment or concerns.**

Notification of Routine Roadway and Railway Maintenance Activities

Permit by Notification:

1. **Donald & Sherry Dumais** – Map 38, Lot 55, 7 Hallin Court. Repair & Replacement of Stone Retaining Wall. **(Chairman signed on 10/16/2015). Commission reviewed with no comment or concerns**

Minimum Impact Expedited:

1. **Gregory & Caroline Ward** – Map 77, Lot 2. 372 Rattlesnake Island. Replace an existing 4'x30' seasonal dock (120sf) with a new 6x40' seasonal aluminum framed dock (240sf) and a repair an existing concrete anchoring pad (18sf) located behind full lake elevation to hinge the seasonal dock. This project will meet Env-Wt. 402.05. Replacement of the seasonal dock is classified as a Minimum Impact per Env-Wt. 303.04(a) and Env-Wt. 303.04(m) Repair of the existing anchoring pad is classified as a Min. Imp. Proposal increases seasonal impact by only 120sf. **(Chairman reviewed and signed on 10/5/2015). Commission reviewed with no comment or concerns.**
2. **Carl & Joy McGrath** – Map 77, Lot 7, 352 Rattlesnake Island. Replace an existing 6'x32' seasonal wood frame dock (192sf) and damaged concrete anchoring pad (36sf) with a new 6x40' seasonal aluminum framed dock (240sf) and a new concrete anchoring block (21sf) located behind full lake elevation to hinge the seasonal dock. Permanently remove an existing deck (approx. (211 sf) loam and seed area. Seasonal docks are the suggested dock construction by the Wetlands Bureau to minimize permanent impacts within the lake. This project will meet Env.-Wt. 402.05. Anchoring pad is classified as a minimum impact Env-Wt. 303.04 (ab) Proposal reduces impacts by 178 sf. **(Chairman reviewed and commented that he found the plans a little confusing and asked the state to check on the number of boat slips on this property. (Chairman signed on 10/5/2015) Commission reviewed with no comment or concerns.**

Shoreland Permit Application:

1. **Dunbar Bonnie 2009 Irrevocable Tr.** – Map 21, Lot 12-4. 28 Brook & Bridle Lane. Construct a Garage with attached Garden Shop Adjacent to their existing house. **Commission reviewed with no comment or concerns.**
2. **Mark & Maria Leslie** – Map 50, Lot 16-A. 47 Loon Cove Road. The plan is to replace the existing three sheds with a two Car Garage & Carport, install Septic System, Well and drip edges. **Commission reviewed with no comment or concerns.**

Shoreland Permit by Notification (PBN):

Commissioner Reports:

1. **Gene Young** – Discussion on Prospect Mountain High School very difficult to find easement and it is not marked. As a commission draft a letter to the School Board and let them know that we find it deficient and it needs to be corrected. Gene to draft a letter and Town of Alton 48 acre Easement that is land locked and has no information, Cindy to research deed.

Other Business:

1. **Aluminum Boundary Markers** – Order “Town of Alton Conservation Easement” and “Town of Alton Wetland Buffer No Cutting”. We have ordered in the Past 105 quantity. **No action taken.**
2. **HALFMOON LAKE ASSOC.** - \$250.00 support for 2016 monitoring effort. **(Commission approved on 10/22/2015.)**

Notice of Intent to Cut:

1. **John W. Fay** – Map 10, Lot 31. Hills Pond off of Alton Mtn. Rd. (No Conservation)

Notice of Intent to Excavate:

Correspondence:

1. **John Alden** – Map 49, Lot 20. 37 Keewaydin Drive, **NH DES Request for More Information.**
2. **BankBoston** – Map 41, Lot 24. 102 Echo Point Road. **NH DES Approval Date 9/25/2015. Approval is Subject to the Projects Specific Conditions.**
3. **John Alden** – Map 49, Lot 20, 37 Keewaydin Drive. **Response to NH DES Request for More Information.**
4. **Nancy/Ronald Rubicco** – Map 37, Lot 43. 8 Notla Lane. **NH DES Approval Date 10/7/2015. Approval is Subject to the Projects Specific Conditions.**
5. **Robert Neilson** – Map 3, Lot 5. 47 Stonewall Road. **NHDES Complete Forestry Notification.**
6. **Daryl C. Dawson** – Map 77, Lot 21. 272 Rattlesnake Island. **NH DES Approval Date 10/16/2015. Approval is Subject to the Projects Specific Conditions.**
7. **Ronald Rubicco** – Map 37, Lot 43. 8 Notla Lane. **NH DES Approval Date 10/19/2015. Approval is Subject to the Projects Specific Conditions.**
- 8.

Adjournment: Motion made by G. Young to adjourn at 8:25 pm. Second by R. Burgess. No discussion. Motion passed with all in favor.

Respectfully submitted,

Cindy Calligandes, Secretary
Alton Conservation Commission