

ALTON CONSERVATION COMMISSION  
NOTICE OF MEETING  
ALTON TOWN HALL  
August 8<sup>th</sup>, 2024 6 PM  
Minutes

*Approved*  
*8/27/24*  
*[Signature]*

**Members:**

Gene Young, Chairman  
Russ Wilder  
Tara Lamper, Alternate

Dana Rhodes, Vice Chairman  
Tom Diveny  
Andrew Morse, Selectman's Rep

Earl Bagley  
David Mank

**Others Present:**

*Katherine Bowden, Secretary*

**Members Absent:**

*Gene Young, Chairman*  
*Andrew Morse, Selectman's Rep*

**Call Meeting to Order:**

*Meeting called to order at 6pm. Tara Lamper was appointed to fill a vacant seat.*

**Approval of Agenda:**

*Department Head Reviews P24-31, P24-32, P24-3 & P24-34 added to the agenda. Approved as amended.*

**Approval of Minutes:**

- **06/13/2024 meeting minutes**
  - *Approval of the 6/13/24 meeting minutes moved to the next meeting due to lack of quorum.*
- **07/10/2024 meeting minutes**
  - *On a motion by Russ Wilder, seconded by Tom Diveny, the minutes of 03/28/24 were approved by voice vote of 5 yea, 0 nay.*

**PERMITS AND APPLICATIONS**

*(Any permit or application that has been signed off by the Chair or Vice-Chair is entered here for the record, unless any Commissioner has questions or comments)*

**Planning Board/ZBA Department Head Review Agenda Items:**

- 1) **P24-31, Colin Brown, Agent for Brett Currier, Owner, Map 4 Lot 11C NH Route 140** - Proposal: To subdivide parent lot of 33.96AC into three (3) total lots, lot 11C-1 of 11.02AC, lot 11C-2 of 11.09AC and lot 11C-3 of 11.85AC.
  - *No concerns Signed by Dana Rhodes. 8/8/2024*
  
- 2) **P24-32, Norway Associates, Paul Blanc, Agent for Jen Flohr, Owner, Map 10 Lot 6-4 Avery Hill Road** - Proposal: To construct a wellness retreat/wellness center.
  - *No concerns Signed by Dana Rhodes. 8/8/2024*

- 3) **P24-33, Bohler, Matthew Bombaci, Agent for Aubuchon Realty Company, Eamon Moran, President Map 26 Lot 9 & Map 27 Lot 1 7 & 17 Main Street - Proposal: To demolish existing building and construct a hard pack gravel area for greenhouse, storage and additional parking on Lot 1.**

- *No concerns Signed by Dana Rhodes. 8/8/2024*

- 4) **P24-34, Wilcox & Barton, Samyn-D'Elia Architects & Cronin, Bisson & Zalinsky, P.C., Agents for The Lakes Hospitality Group, Jeremy Martin, Signatory Map 16 Lots 18 & 20 00 Cherry Valley Road - Proposal: To consolidate the two (2) parcels and then subdivide parent lot into nineteen (19) residential lots.**

- *After a discussion the Commission commented " Long term erosion control over the length of time the development occurs. Signed by Dana Rhodes. 8/8/2024*

**Wetland Permit by Notification (PBN):**

- 1) **Wetlands PBN – Black Point Association, Black Point Road, M45 L5 –** The applicant is proposing the use of 10 cubic yards of clean sand. This beach has not been replenished within the past 6 years and no sand will be added below the reference line.

- *No concerns. No signature needed.*

**Expedited Minimum Impact Wetlands Application:**

**Standard Wetlands Dredge and Fill Applications:**

- 1) **Standard Wetlands Application – McCarthy, John J. Revocable Living Trust, 14 Point beach Ln, M21A L28 –** Repair “in-kind” of existing breakwater, associated dockage and accessory pilings, requesting after the fact and new approval for seasonal watercraft lifts installed in legal slips, re-working existing boulders armoring the shoreline to facilitate installation of a 4ft x 24ft dock and installation of a seasonal canopy.

- *No concerns*

- 2) **Standard Wetlands Application - Segala Revocable Trust, The Michael & See Vang, 21 Silver Cascade Way, M39 L11 –** Repair / replace an existing grandfathered boathouse with dwelling over water and attached docks in the same footprints. Repairs will bring boathouse and dwelling up to current codes. Impact 32 sqft of bank to replace two existing 12” culverts in like kind (if necessary). Install a 6’ x 40’ seasonal dock attached to a 6’ x 4’ concrete anchor installed in bank above elevation 504.32. construct a 523 sqft perched beach with no more than 20 yds sand, to provide safe play area for children and safe access to the lake for swimming.

- *After a discussion the Commission commented. “Be sure to comply with NH RSA 483-B shoreland protection when constructing perched beach.”*

### **Shoreland Permit Applications:**

- 1) **Shoreland Permit Application – Segala Revocable Trust, The Michael & See Vang, 21 Silver Cascade Way, M39 L11** – Impact 34517 sqft to install a new septic system, new parking areas, a gravel path, and to remove existing concrete walkways and pads and replace them with previous patios and wood walkways, remove failing stone retaining walls and replace with new NSW manufactured walls in like kind, grade behind the boathouse and new walls to contain and divert runoff and replace 2 culverts in like kind if needed. pave an existing driveway and parking areas.

- *No concerns.*

### **Culvert Repair-Replacement Statutory PBN –**

- 1) **Culvert Repair-Replacement – 93 Powder Mill Road, M12 L62** – Existing undersized 12” RCP Culvert is to be replaced w/a three-sided box culvert. Culvert length to be reduced from 29’ to 20’. Culvert is a driveway crossing for a home site. Stream is tier 1 (intermittent)

- *No concerns.*

### **Reoccurring/Unfinished Business & Projects:**

- 1) **Lake Lay Monitoring Program –**

- 2) **Property Monitoring and Reports**

- 3) **Gilman pond Management Plan**

- **Copper for Kiosk Roof at Drew Hill Rd Parking Lot Reimbursement**
- *Tom Diveny moved and David Mank seconded to approve to reimburse Gene Young \$15.00. Motion passed with 6 yea, 0 nay.*

- 4) **Budget**

- 5) **Future conservation opportunities**

- 6) **C.C Master Plan Action Items**

- 7) **Meinelt 375- acre parcel purchase**

- 8) **Moonberry Farm CE -- discussion of acquisition expenses**

- *The Commission discussed paying for the survey and transaction cost for the Conservation of the Moonberry Farm CE property. Russ Wilder moved and Tom Diveny seconded that the Commission appropriates \$5,000 from the conservation fund to pay the transaction cost for this project. By voice vote of 5 yea, 0 nay the motion passed.*

### **New Business:**

#### **Commissioner Reports:**

- **Tree Island Notes 2024**

- *After a brief discussion, Russ Wilder moved and Dana Rhodes seconded to make the tree clearing next to the Gilman pond conservation area a stand alone project. By voice vote of 6 yea, 0 nay. The motion passed.*

#### **Chairman Report**

#### **Vice Chair Report-**

**Member Reports-**

**Notice of Intent to Cut Timber:**

- Map 11 Lot 18 Jesus Vally Road
- Map 98 Lot 40 Places Mill Road
- Map 18 Lots 51-1, 51-2 & 51-3 Rines Road

**Correspondence:**

- Administratively Incomplete Expedited Minimum Impact Wetlands Application, 175 Sunset Shore Drive M70 L29
- NHDES RFMI – Standard Dredge and Fill Wetlands Application, 2 Treasure Island M74 L8
- SOLitude Lake Management , Lake Winni / Merrymeeting River non-native milfoil treatment
- Reply to RFMI, 2 Treasure Island M74 L8

**Date and time of next meeting:**

- August 22, 2024 6PM

**Adjournment:**

*Meeting adjourned at 7:29 pm.*

*Respectfully submitted,  
Katherine Bowden, Secretary*