

**ALTON CONSERVATION COMMISSION  
MEETING MINUTES  
ALTON TOWN HALL  
September 12<sup>th</sup>, 2024 6:00 PM**

*Approved*  
9/23/24  
*[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

**Members Absent:**

*Russ Wilder, Andrew Morse, Tom Diveny*

**Call Meeting to Order:**

*Called to order at 6:01 pm by Chair. Tara Lamper appointed to fill vacant seat.*

**Approval of Agenda:**

*Wetlands Application for Varney moved to next meeting due to lack of application on hand. Agenda approved as modified.*

**Approval of Minutes:**

• **08/22/2024 meeting minutes**

*Dana Rhodes moved to accept the minutes of August 8, 2024, seconded by Tara Lamper. Motion passed by a vote of 3 yea. David Mank abstained.*

**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) **Z24-35, Camp Five Trust, Keith Derosa, Applicant for Jay and Julie Cleary, Owners, Bear Pond Road M12 L70** - A Variance is requested from Article 400 Section 452.A.1 to allow a non-conforming lot of .48 AC due to subsequent Lot Line Adjustment where lots under two (2) AC are not permitted.
  - *No concerns. Signed by Gene Young 8/31/24*
  
- 2) **Z24-36, Daniel Lang, owner, 232 Jesus Valley rd M14 L1-2** - A Variance is requested from Article 400 Section 452.B to permit the subdivision of a new lot with 200' of road frontage on a class 6 road and a shared driveway.
  - *No concerns, Signed by Gene Young 8/29/24*
  
  - **Z24-37, Mark & Jana Mowers, Owners, 6 Mill Cove Road M62 L13** - A Special Exception is requested from Article 300 Section 320.D to permit the tear down and rebuild of an existing single family residence on the same foot print with an increased structure height.
    - *No concerns, Signed by Gene Young 8/29/24*

- 3) **Z24-38, Paul LaRoche, Agent for Timothy Barchard, Owner, 15E Broadway M33 L36** - A Variance is requested from Article 300 Section 320 J.3, 4 & 5 to permit the expansion of a nonconforming structure.
  - *Gene Young commented "We have no concerns regarding the granting of the requested variance. If it is granted, however, a Shoreland permit will be required to assure appropriate runoff controls are installed." Signed by Gene Young 8/29/24*
  
- 4) **Z24-39, Paul LaRoche, Agent for Timothy Barchard, Owner, 15E Broadway M33 L36** - A Variance is requested from Article 300 Section 320.J to permit the expansion of a nonconforming structure.
  - *Gene Young commented "We have no concerns regarding the granting of the requested variance. If it is granted, however, a Shoreland permit will be required to assure appropriate runoff controls are installed." Signed by Gene Young 8/29/24*
  
- 5) **Z24-40, Paul LaRoche, Agent for Timothy Barchard, Owner, 15E Broadway M33 L36** - A Variance is requested from Article 400 Section 412 A & B.2 to permit a lot line adjustment to remain nonconforming
  - *Gene Young commented "We have no concerns regarding the granting of the requested variance. If it is granted, however, a Shoreland permit will be required to assure appropriate runoff controls are installed." Signed by Gene Young 8/29/24*
  
- 6) **Z24-41, Ethan Wood, Esq. & Pat Heffernan, Agents for John Miles, Owner, 33 Baxter Place M25 L14** - A Variance is requested from Article 300 Section 350 to permit a manufactured house under 14'
  - *No concerns, Signed by Gene Young 8/29/24*
  
- 7) **Z24-42, Tom Varney & Josh Thibuealt, Agents for Caylene & Anthony Coculo, Owners, 400 Halls Hill Rd M5 L59** - An Equitable Waiver is requested from Article 300 Section 327 to permit an existing building to be 12' withing the front setback.
  - *No concerns, Signed by Gene Young 8/29/24*
  
- 8) **Z24-43, Ryan Heath, Owner 182 Frank C. Gilman Hwy M8 L25** - A Variance is requested from Article 400 Section 463 A to permit a fully approved 45 unit senior housing development to be changed to multi-family, serviced by Town water.
  - *Gene young commented "IS change to multi-family likely to cause an increase in the total population of the development? Will this require increase to the capacity of the septic system?" Signed by Gene Young 8/29/24*
  
- 9) **P24-35, Prospect Mountain Survey, Paul Zuzgo, Agent for Jeffery, Kenneth & Russell McKenzie, 298 Africa Rd M1 L19** - Proposal: to

subdivide parent lot of 81.54AC into 5 total lots, 4 lots of 2.6AC and the parent lot of 70.6AC.

*No concerns, Signed by Gene Young*

- 10) **P24-37, Walter Barowski, Applicant for The Walter Barowski Living Trust, 30 Eagles Way, Suncook Valley Rd M6 L1** - Proposal: to add additional area to locate a manufactured home and delineate an area to be used for a seasonal-only accessory RV.

*Comment: Are there any deed restrictions on the existing open space that might be infringed by the proposed lots 58 through 64? Will nine additional lots have an adverse effect on the septic system? If so, can the system legally be expanded within the open space?*

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

- 1) **Wetlands PBN - Elaine & Aurthur Milnor, 16 Melody Ln M59 L12** - Install a silt fence in water Demo 340 sqft of wall down to base Excavate embankment back to prevent erosion Install filter fabric and set base stones Rebuild 340 sq ft of retaining wall with natural stone cap Back fill wall and compact Loam and seed worked area.
- *No Conservation Signature needed.*
  - *Discussed, no comment*

#### **Standard Wetlands Dredge and Fill Applications:**

- 1) **Standard Wetlands Application – Brian T. and Brenda L. Beherrell, 70 East Side Drive M33 L17** - This project proposes installing three ice clusters, each consisting of three pilings, for the prevention of continuous semi-annual ice damage and subsequent boathouse and/or crib repairs. Additionally, this project proposes the in-kind repair of existing boathouse, docks and gazebo. Lastly, this project proposes permitting a seasonal boatlift on the northern side of the boathouse, and after-the-fact approval of two seasonal PWC lifts and one seasonal boatlift on the southern side of the boathouse. A turbidity curtain shall be installed prior to any work done to boathouse support cribs or covered deck concrete support footings. Turbidity curtain shall be maintained for the duration of project and removed only after site stabilization.
- Discussed. No comment*
- 2) **Standard Wetlands Application – Thomas W. & Luanne P. Varney, 93 Powder Mill Road M12 L62** – Existing undersized culvert is to be replaced with a three sized box culvert. Culvert length to be reduced from 29' to 20'. Culvert is a driveway crossing to a house. Stream is tier 1 (intermittent).
- Moved to next meeting agenda*

**Reoccurring/Unfinished Business & Projects:**

**1) Property Monitoring and Reports**

*Monitoring letters to owners have been sent. Our goal is to finish all of the monitoring by the end of November.*

*Surplus funds may be used to fund the blazing and painting of boundaries at Stockbridge Forest. Quotes are being gathered.*

**2) Gilman pond Management Plan**

*There may be enough surplus funds to allow the tree island removal to be done this year. Quotes from contractors are being solicited.*

**3) Budget – July 2024 Budget Sheet**

*Proposed budget submitted to administration by chairman.*

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

*David Mank moved to schedule the public hearing for the withdrawal of \$75,000 from the Conservation Fund to support the Meinelt project on October 10, 2024 at 6:00 pm. Seconded by Dana Rhodes. Motion passed with 4 yeas, 0 nays.*

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

*David Mank moved to schedule the public hearing for the withdrawal of \$5,000 from the Conservation Fund to support the Moonberry project on October 10, 2024 at 6:00 pm. Seconded by Dana Rhodes. Motion passed with 4 yeas, 0 nays.*

**Commissioner Reports:**

*The commissioners had no reports to offer.*

**Date and time of next meeting:**

- **September 26<sup>th</sup>, 2024 6PM**

**Adjournment:**

*There being no further business, the meeting adjourned at 6:20 pm*

Respectfully submitted,



Gene Young, Chair