

Approved
12/12/24
[Signature]

ALTON CONSERVATION COMMISSION
ALTON TOWN HALL
NOVEMBER 14, 2024, 6:00 PM
MINUTES

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:

Richard Shea, Selectman

Members absent:

Earl Bagley, Andrew Morse

Call Meeting to Order:

The meeting was called to order at 5:55 pm by the chair. Tara Lamper was appointed to fill a vacant seat.

Approval of Agenda:

The chair added two annual monitoring reports to the agenda: Lakeshore Rail Trails and Hussey easement. The agenda was approved as amended.

Approval of Minutes:

10/10/24 Meeting Minutes
10/10/24 Public hearing Minutes
Moonberry Farm Proposal
Meinelt Parcel/SPNHF Proposal

Dana Rhodes moved to approve the minutes of the 10/10/24 meeting, the Public Hearing minutes for the Moonberry Farm proposal and the Meinelt/SPNHF Project. David Mank seconded the motion. The motion passed with 5 yea, 1 abstain (Tom Diveny).

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 Items:

1) Z24-45, Norway Plains Associates, Steve Oles, Agent for Camp Point Five Trust, Keith DeRosa, Trustee-Map12 Lot 70, 70 Bear Pond Road-A Variance is requested from Article 400 Section 452.B to allow the creation of a new lot with road frontage under 200 feet.-
No concerns, signed by Gene Young 10/25/2024

3) Standard Wetlands Application – Scott Williams, Frank C Gilman Hwy M8 L3-2 –

Project proposes the construction of a roadway for access to the gravel pit operations and future proposed condo development and storage facility off of NH Route 140. The roadway requires to allow access to the proposed fire pond from the condo development. The roadway proposed a tier 1 stream crossing / wetland crossing of 1,776 sqft impact. The project also includes the restoration of the existing access to the gravel pit which currently crosses a residential lot. Restoration of 2,300 sqft of wetland is proposed. Once the proposed crossing is installed it will be the main entrance to the gravel operation.

Reviewed and discussed the proposal. The Commission has several concerns/questions:

- 1) *Wetland “B” – appears to be isolated by hard surfaces. Where is its inlet and outlet?*
- 2) *Wetland “D” – Page 79 of application indicates wildlife habitat as the “principal function” of the wetland. If this is true, would an open bottom culvert be a better choice for the crossing in order to allow said wildlife to circulate freely throughout the wetland?*
- 3) *The location of the proposed fire pond is within Alton’s required 25 ft. wetland setback. Its location should meet local regulations.*

Shoreland Permit Applications:

1) Shoreland Permit Application – Precision Crafted Homes LLC , 77 Riverlake Street M32 L31 – Plan is for restoration of the property to comply with NHDES letter of deficiency LRM-19-02117. Impervious surfaces are increased to account for a covered deck and front walkway. Unaltered area is to be replanted. Stormwater measures are to be installed. Excess fill to be removed.

Reviewed. No objections

Reoccurring/Unfinished Business and Projects:

1) Property Monitoring and Reports

Timbers CE AMR (Annual Monitoring Report) 2024

Eley 18 Acre CE AMR 2024

Stockbridge Forest AMR 2024

Hoopes CE AMR 2024

Seavey 22.4 Acre CE AMR 2024

Eley 159 Acre Forest AMR 2024

Lakeshore Rail Trail AMR 2024 (added to agenda 11/14/24)

Hussey CE AMR 2024 (added to agenda 11/14/24)

The Commission received and reviewed 8 annual monitoring reports.

Russ Wilder moved to accept eight reports. Tom Diveny seconded the motion.

The reports were accepted by a vote of 6 yea.

2) Moonberry Farm project

Russ Wilder reported that the owners have decided to donate the property in fee to LRCT rather than donate a Conservation Easement as originally planned. Their thought is that this will allow LRCT to better manage the property for the benefit of the bobolink habitat.

