



OLD VALUES - NEW HORIZONS

CONSERVATION COMMISSION

3 No Lowell Rd, Windham, New Hampshire 03087
(603) 432-3806 / Fax (603) 432-7362

www.windhamnh.gov

Thursday, January 14, 2016 7:30pm @ Community Development Department Agenda

Attendance/Welcome/Introductions

December 29, 2015 Meeting Minutes - Review/Approve

Discussion:

- Campbell Farm Subcommittee
- Campbell Farm Bylaws

ZBA Cases – January 26th

- ZBA Case #39-2015, 102 Indian Rock R. & 82 Range Rd., Cobbetts Pond & Canobie Lake Watershed Protection District, allow 55.2% impervious surface
- ZBA Case # 40-2015, 102 Indian Rock Rd. & 82 Range Rd. Cobbetts Pond & Canobie Lake Protection District, allow a building to be 55 ft. tall

ZBA Cases – February 9th

- ZBA Case #47-2015, 15 Roulston Rd., allow an open space subdivision to go to the Planning Board as is.
- ZBA Case # 48-2015, 15 Roulston Rd., allow the sub-division of a 5 acre lot with a 10 unit apartment and a single family house to remain.

Planning Board Applications

Technical Review Committee (TRC) December 22nd & Planning Board January 20th

Case#2015-35/Preliminary Major Site Plan/Design Review Subdivision Application/Watershed/55+ Housing/55 & 67 Range Road (18-L-300, 18-L-201)

A Preliminary Major Site Plan, Design Review Subdivision, and Major Cobbetts Pond and Canobie Lake Watershed Land Development Application have been submitted for 55 & 67 Range Road (Lots 18-L-300 & 18-L-201) located in the Professional Business and Technology, Residence District A, and Cobbetts Pond and Canobie Lake Overlay Protection District. The Applicant Karl Dubay of the Dubay Group, on behalf of the property owner, Angle Wood Pond Realty Trust, is proposing a mixed use development consisting of restaurants, medical uses, offices, research and development space, child care, personal service establishments, adult day care, commercial services and 32 units of 55+ senior housing (townhouse style). Shared parking, greenspace, private roads/driveways, and outdoor passive recreation uses are also proposed. This application is subject to the Design Regulations.

Planning Board Application – January 20th

Chadwick Place (aka Bella Vista) Case#2015-26/55+ Housing/98 Range Rd (17-I-300)

Major Preliminary Site Plan/Major Design Review Subdivision/Watershed/WWPD

Major Preliminary Site Plan/Major Design Review Subdivision Application for 55+ Housing; and Major Watershed/Wetland and Watershed Protection District (WWPD) Special Permit proposals have been submitted for 98 Range Road (17-I-300), a 9.47 acre lot (413,674 sq. ft.), located in the Rural District Zone, Cobbetts Pond and Canobie Lake Overlay Watershed Protection District, and WWPD. The applicant, Peter Zohdi, of Edward N. Herbert Associates, Inc., on behalf of Chadwick Asset Management Land Holdings, LLC., is proposing to construct fifteen (15) single-family, 2-bedroom, detached housing units for residents ages 55+, in adherence with Section 610 of the *Zoning Ordinance* pertaining to Housing for Older Persons. A 24' porous private driveway/road is proposed off of Range Road to access the development and two bio-retention/detention pond areas are designated for drainage. The homes are proposed to be served by two individual (2) onsite wells and onsite leach fields. A 5' walking trail is proposed along the perimeter of the property. A WWPD Special Permit is being requested for the installation of road shoulder work and a portion of the 5' walkway for a permanent disturbance of 11,500 sq. ft. to the WWPD. A total of 7.63 acres (333,669.6 sq. ft.) or 80% land area is proposed for open space.

Intent to Cut Applications

DES Permits & Correspondence

Misc Items

Non-Public per RSA 91-A:3 (d)

Next Meeting: January 28, 2016

Agenda items and order may be modified at the discretion of the Commission