



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

January 22, 2015

### Meeting Minutes

#### ATTENDANCE

Wayne Morris, Chairman – present  
James Finn, Vice Chairman – present  
Lisa Ferrisi – present  
Justin Pare, Alternate – present  
Pamela Skinner – excused  
Bernie Rouillard – excused  
Jason Rogers, Alternate – excused

The meeting was called to order at 7:49 PM.

#### Discussion

- Fred Nader, Leader for Cub Scout Pack 263 requested the Committee's approval to host a winter carnival this weekend for the Cub Scouts on Foster's Pond. Activities will include a campfire on the pond – Mr. Nader will obtain a fire permit and the scouts will clear the area after the carnival, leaving no trace of activities.
  - *A motion was made by Mr. Finn to approve the use of Foster's Pond for the winter carnival, second by Ms. Ferrisi, approved 4-0.*

#### TRC Review – January 13, 2015

Wood Meadows Estates, Lots 25-R-6000, 6250, 6260, 7000, 7050, 8002, 8005, 8010 & 9000 (off Glen Denin and Settlers Ridge Roads)

- Major Subdivision Proposal, Lot Consolidation and Open Space Residential Subdivision
- Peter Zohdi of Edward N. Herbert Associates presented the proposal, which was seen by the Committee several years ago, but lots have since changed due to zoning. The proposed subdivision will use 27.35 acres of a total 122.92 acres to create 39 buildable lots, leaving 95.57 as open space. The Town of Windham owns some of the surrounding land; the State of New Hampshire also owns two nearby parcels on Marblehead Road.
- A yield plan and open space plan were presented to the Committee, including road configuration; the proposed subdivision will connect Glen Denin and Settlers Ridge Roads. Spear Hill Road has been discontinued but is part of a trail system accessed by area homeowners. The trail system will remain untouched and is accessible from all lots. Mr. Zohdi agreed to add the trail network to the open space plan and present to the Trail Committee, if needed.

- Gove Environmental Services drafted the environmental report for the prior proposal – everything in the report remains current. There are no wetland crossings on the property, so a dredge and fill permit is not needed. A cross-culvert was originally recommended and may be addressed again. Drainage and infiltration systems were also reviewed.
- Several nearby property owners expressed concerns regarding impact to their wells as there have been low water issues with past projects. Mr. Zodhi agreed to do additional research on the water sources in the area.
- The Commission will schedule another site walk of the area and requested that the center of the roads be staked prior to the site walk.

#### Lot 18-L-475, Woodvue Road

- Minor Subdivision Proposal, Cobbetts Pond and Canobie Lake Watershed Overlay Protection District and Flood Plain Zone, Two Lot Residential Subdivision, with a Shared Driveway.
- Karl Dubay of The Dubay Group presented on behalf of property owners, Nicole Devaney and Blaise Coco – the case was seen at the January 8<sup>th</sup> Conservation Committee meeting.
- The property is a 6+ acre parcel off Woodvue Road accessed by a 50-foot wide reserved strip. A variance has been approved by the Zoning Board to allow for no more than two single-family homes on the parcel with a shared driveway.
- A WWPD special permit is being requested for the combined driveway access only. A portion of the driveway is within 75 feet of wetlands – WWPD impact is about 23,000 square feet of 150,000 square feet total on the property.
- Mr. Dubay reviewed the water elevation reference line and plans to protect the wetland buffers with the Commission. Water will be recharged off the driveways using river rock, crushed stone and filter fabric. All permit requirements will be met, including shoreland protection for the house to be built on Canobie lakefront.
- There were no comments or concerns from the Commission.

#### Lot 13-B-77 & 13-B-80, 42 Rockingham Road

- Major Site Plan/WWPD Special Permit Proposal, Consolidation of Lots in Business Commercial A District and Redevelopment of Platinum Protection Systems with a New Building, Parking, Drainage, Treatment and Septic. The two-level 9,000 square foot building will be for General Commercial Use.
- Jon Mcglashan, Platinum Protection Systems business owner, provided background and growth of the business now requiring expansion. Karl Dubay of The Dubay Group presented the proposal to consolidate the two existing lots in Business Commercial A District.
- A site redevelopment plan was reviewed with the Commission, including existing conditions, site layout and grading plan. Wetlands on the property were flagged and WWPD overly was reviewed by Gove Environmental Associates. An old draining system will be replaced; a variance is required to remove the existing pipes since wetlands still exist.
- The plan for a new WWPD will include underground infiltration and roof recharge system. No septic or parking will be in WWPD.
- Case will be seen again for ZBA and Planning Board for building setback variances.
- There were no comments or concerns from the Commission.

### Consolidation of Lots 13-A-150, 38 Range Road and Lot 13-A-155, Lamson Road

- Major Site Plan/WWPD Special Permit Proposal, Cobbetts Pond and Canobie Lake Watershed Protection District. Proposed Site Plan of Carrier Family Funeral Home, proposed building size is 10,000 square feet.
- Bob Carrier, business owner of the proposed funeral home, provided background of the business and proposed structure. Karl Dubay of The Dubay Group presented the proposal and permit request details.
- Funeral home proposal includes consolidation of lots in the Industrial District on Route 111 and Lamson Road, next to St. Matthew Parish. A site plan was reviewed with the Commission, including existing conditions, site layout, landscape and grading plans.
- The property wraps around a detention basin that exists on a NH Department of Transportation utility parcel on the corner of Route 111 and Lamson Road. Wooded wetlands, surveyed by Gove Environmental Associates, exist between the property and church.
- Plan is for the 2-level funeral home to be built on the dry area of the parcel with curved frontage to avoid the wetlands and allow for 2-way traffic and parking areas. Total wetland impact is less than 10,000 square feet.
- Septic system is in WWPD but will avoid drainage into the DOT basin. Funeral operations waste will be kept separate from the septic.
- An alteration of terrain permit is not required, but AOT criteria will be followed.
- The case will be seen again by the Commission for lake overlay
- There were no comments or concerns noted by the Commission.

### **ZBA Case Review – January 27, 2015**

#### Case #2-2015, Lot 21-H-16C, 2 Cheryl Street

- Equitable Waiver for Shed within 10 feet of Lot Line – shed was built in 1979 and has been in the same spot since that time, which is 2 feet from the side and 3 feet from the rear lot line and within the 10-foot setback requirements.
- The Commission has no concerns with the shed remaining where it currently exists.

### **DES**

#### 52 Searles Road, Lot 13-C-1, Dredge and Fill, Installation of Electrical Service Conduit

- This case was seen previously by the Commission – there were no concerns at that time or at present.
- Dredge and Fill request signed by the Chairman.

### **Other Correspondence**

- 27 Walkey Road – DES request for more information
- Report of conservation easement for Route 93 widening project from NH Department of Transportation – south of Range Road, west of Shore Road

**Non-Public Meeting per RSA 91-A:3 (c)**

- At 9:58 PM, a motion was made by Mr. Finn, second by Ms. Ferrisi to go into non-public for confidential matters related to Campbell Farm, approved 4-0.
- At 10:51 PM, a motion was made by Ms. Ferrisi, second by Mr. Pare to return to public session.
- A motion was made by Mr. Finn, second by Ms. Ferrisi to seal non-public meeting minutes, approved 4-0. Roll call to seal non-public minutes:

Wayne Morris	Y
James Finn	Y
Lisa Ferrisi	Y
Justin Pare	Y

A motion was made by Mr. Finn, second by Ms. Ferrisi to adjourn at 10:52 PM.

These minutes are in draft form and have been submitted for approval by Beth Ann Lapierre.