



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No Lowell Rd, Windham, New Hampshire 03087

Phone (603) 432 -3806 / Fax (603) 432-7362

www.windhdhamnh.gov

Conservation Commission Approved Minutes Thursday October 13, 2016 7:30pm @ Community Development Department

1. Attendance

Chair Lisa Ferrisi- present

Vice Chair James Finn-present

Wayne Morris-present

Pam Skinner-present

Dave Curto-present

Brian McFarland-excused

2. Meeting Minutes – Review and Approve – September 22, 2016

A motion was made by Mr. Finn to approve the September 2nd minutes as presented. Seconded by Mr. Morris. Vote 4-0-1. Mr. Curto abstained.

3. Discussion –

Campbell Farm Sub Committee

Mr. Finn stated that they would be having a meeting with the Preservation Alliance. The subcommittee would like the appropriate tenants to be housed in the residence. Also, the subcommittee seeks the approval of the Board to research roofing repair options. The lease will be coming to an end in about a month's time.

Ms. Betty Dunn addressed the Board as a member of the Campbell Farm Subcommittee. She stated that the subcommittee has been in contact with Ms. Beverly Thomas from NH Preservation Alliance. The other committee members would be available on November 3rd to discuss options for the property. Renewal of the lease could happen as well. The Subcommittee's obligation was for the first contract of a tenant to be in the home for 11 months. The Subcommittee could recommend an extension of that contract.

4. Technical Review Committee (TRC) Oct. 11th

Case 2016-33 Design Review Application (Lots 21-C-10, 21-C-60 & 21-C-90) 21 Golden Brook Road. An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of Lena Thorndike Realty Trust & Lena Thorndike Revocable Trust, Nadema Gemmell, Trustee.

This project consists of consolidating the three lots in the Residence A District resulting in a 19.266 acre lot, then subdividing into 10 single family building lots.

All comments for Case # 2016-33 must be received by 10-18-16. This Case is scheduled to be heard at the 11-2-16 Planning Board meeting.

Mr. Shane Gendron addressed the Board. The applicant is looking to combine 3 existing parcels. The total acreage is 19.2 and applicant would like to section out 10 complete lots. The plan will also go before TRC; they recommended renumbering the lots. Jack McCarthy from the Highway Department recommended the road be 28 feet in width; it is often recommended that a road be 22 feet in width if it is below 400 trips a day which this road would be. There is a wetland on the lot and several vernal pools. The Fire Department has recommended a cistern be put in the area as well. Chair Ferrisi asked about the vernal pools in relation to the driveways. Mr. Gendron circled the vernal pools and the no cut buffers around those vernal pools. He then showed the proposed location of the homes; they are not in the no cut area around the pools. Chair Ferrisi recommended a corridor in between those pools so that the property was not all lawn. Mr. Morris asked how big the wetland was; it is 29,000 sq. ft.

Mr. Thorndike also addressed the Board to show where the wetland may be on the proposed merged lot. Mr. Gendron stated they are proposing a typical, conventional lot. Mr. Gendron reviewed the drainage plan they had put together thus far. He showed the two detention areas on pg. 7 of the plan. There are a set of basins at Station 3, Station 750 and Station 8 and there are swales below those basins. Chairman Ferrisi asked about closed drainage and what the benefit would be. Mr. Gendron showed where the proposed driveway was in relation to the Golden Brook driveway. Vice Chair Finn asked about existing slopes; Mr. Gendron stated it would be roughly 7%.

The Board recommended the road width of 22 feet. The Board is interested in a site walk in this area. The Board would also recommend a connection to the vernal pools/wetlands instead of them being disjointed. The Board would also recommend the 50-foot markers for the wetlands; this was discussed with Mr. Gendron who stated it was part of the zoning ordinance.

The property is considered to be in current use.

Planning Board, Oct. 19th

Case 2016-32 Final Subdivision Application (Lot 3-B-952) 18 Depot Road.

An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of 18 Depot Road, LLC for a two lot Subdivision in the Rural District

The project consists of subdividing one, 2.87-acre lot with an existing dwelling on it into two lots. Both lots received a variance for frontage.

All comments for Case # 2016-32 must be received by 10-13-16, as this Case is scheduled to be heard at the 10-19-16 Planning Board meeting.

Mr. Shane Gendron addressed the Board. There is a variance from ZBA on the front lot, which was required based on soils. The highway department is looking for a slope easement so they have more room to work. They also asked for a hammerhead on the road. Mr. Morris asked about the other lot that they attempted to obtain. The owner of that lot is not interested in selling the neighboring lot at this time. Mr. Finn stated that this seems to be a “back door” use to the property.

The Board has no comments at this time.

8. Misc. Items

-Mr. Chris Noyles addressed the Board. He asked if the Board had received correspondence from his mother, Mrs. Noyles. She stated that she is seeking guidance from the Board and has spoken with the chief of police regarding posting signs on her property. Mr. Morris stated that Mrs. Noyles has the right to post prohibited uses with the easement. Mr. Finn stated that the Board often does this with their properties as well.

A motion was made by Vice Chair Finn to support the posting in the form of a letter sent to the Landry Trust. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

Mr. Noyles then asked about the GPS mapping. The Board agreed to walk and map the trails on the property. Mr. Noyles would like to know the rationale behind the trail mapping. Mr. Morris stated that the Board is looking to have a baseline as to what the trails are. Mr. Noyles mentioned the importance of accurate mapping and recording. ATV use does require the approval of the property owner.

-Southeast Land Trust-The Board discussed the grant that the Board hopes to receive. The second to last step is that the grant went to the Attorney General’s office. The proposed amendment is a low-risk amendment and must go to the executive council for approval. Mr. Morris suggested having them out for a hike to show them the connected lands.

-The Board would like to make a request in writing for the land transfer on the property off of Route 28. They will inquire as to whether or not the parcel been transferred to the Town.

A motion was made by Mr. Morris to adjourn on 8:29pm. Seconded by Mr. Finn. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur