



OLD VALUES - NEW HORIZONS

CONSERVATION COMMISSION

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Thursday October 22, 2015
7:30pm @ Community Development Department
Meeting Minutes

Attendance

Chairman, Mr. Wayne Morris, present

Vice-Chair, Mr. James Finn, present

Ms. Pam Skinner, present

Ms. Lisa Ferrisi, present

Mr. Justin Pare, excused

Mr. Jason Rodgers, alternate, present (filling in for Justin Pare)

Mr. David Curto, alternate, present

Meeting Minutes Review/Approve October 8, 2015

These were not approved. However, the exact date of the camping trip for the Boy Scouts will be clarified and resubmitted.

Discussion

- Campbell Farm Subcommittee

Ms. Betty Dunn addressed the Board. She wanted to give a brief report to the public as to what is happening with the property. She first specifically spoke to the house; the acreage is another jurisdiction. The report either is or will soon be available for citizens to look at online. Some of the suggestions are as follows:

1. Small amounts of land could be subdivided and sold as a residence with conservation easements on it.
2. Rent the property to individuals to live in and maintain. There are serious concerns around the best way to handle issues with living conditions.
3. A historic curatorship position might also be secured. The individual could make moves to improve the residence under the direction of the Conservation Commission.

4. Commercial uses does not seem to be a viable option at this time.
In the short term, the Conservation Commission has spoken with the Selectmen, in the form of a letter, to consider a caretaker to care for the home short term. Chairman Morris later clarified that this would likely not last more than a year's time.

Next a curator type of position would also be looked at for a long term solution.

The residence may be able to be added to the State Historic Register, there is research being done to secure this position.

Chairman Morris stated he appreciated all the hard work of the Committee.

- Master Plan Recreation and Open Space Chapter

Chairman Morris has been asked to contribute to the issue of why the Open Space is important to the community. Chairman Morris will clarify if this will be needed for 2015 or 2016.

- Cops Hill Estates Pedestrian Right-of-Way

Chairman Morris spoke with Brendan Swisher, developer, and will meet with his at noon to walk the trail and look at the clearing options to decide what this should look like and what should be cleared.

- 2016 Town Meeting Zoning Amendments

Ms. Ferrisi is working on the Vernal Pool information and will have two options to discuss after working on this for a bit longer.

- National Grid MV Reliability Project – Wetlands Impact of MVRP

Mr. Joshua Holden addressed the Board. He is an environmental engineer and works for National Grid. The line would be a 24 mile lane that would start in Tewksbury, Massachusetts. The average height would be 80-85 feet and would be taller, perhaps only slightly, than the current structures. The new structures will be steel poles. There will be an informational meeting at the Golden Brook from 6-8 pm on October 29th.

Ms. Sherry Trefry also addressed the Board. There will be approximately 7,700 sq. feet of wetland impact in Windham. On the (barely visible) map the access structures and the right of ways were pointed out by Ms. Trefry. The first impact to wetlands, the only permanent one would be near Castle Hill Road. There would be a temporary impact near Bridle Bridge Road in order to install the structure. The timber mats would be used so there would be a minimal impact to the wetland. The Site Evaluation Committee Process will contain the Wetlands Permit as well. The Army Corps of Engineers insists that the properties are mitigated under the Federal regulation; the same is not required under the State process. They must also mitigate for Vernal Pool impacts as well. There is side trimming and cutting needed as well. They must mitigate for approximately 2,500 square feet total. Instead of mitigation projects, National Grid would pay Windham approximately \$12,000 as part of grant to fund projects as needed.

Chairman Morris asked what the plan would be for permanent impact. There would be a rock ford as the best managements practice instead of culverts. Mr. Rodgers asked how long the project would take; the construction would be next fall and it would take a year and a half to complete (from Tewksbury to Londonderry). Chairman Morris would like to know the total impact to Windham would be with all the utilities. National Grid could only speak to their impact. National Grid will be coordinating with each of the abutters with the wood that will be removed and how they would like that handled. There is another public information session on November 4th, 2015 as well.

Mr. Frank Farmer addressed the Board. He would like to put signs on the Gage land near the sheep pen. They do not want the rock walls removed. He would like to put this signage around the sheep pen on posts. "Who passed this way?" signs (RSA 227-C-6). The sign will be 12" x 18". (8 ½" by 11" copies of the sign are available for submission.

Ms. Skinner made a motion to approve the sign. Ms. Ferrisi seconded. Motion carries. 5-0.

Technical Review Committee (TRC) – October 27th Planning Board – November 4th

- **Case 2015-26**, (Lot 17-I-300), 98 Range Rd, Major Watershed /WWPD Special Permit Applications have been submitted for 55+ Housing, 'Bella Vista', a 9.47 acre lot (412,513.2 sq. ft.), located in the Rural District Zone, Cobbetts Pond and Canobie Lake Overlay Watershed Protection District, and WWPD. Proposal is to construct fifteen (15) single-family, detached housing units for residents ages 55+.

Mr. Peter Zhodi addressed the Board. Parcel 17-I-300. According to Mr. Zodhi, 7,252 feet would be in the WWPD. There is site plan and subdivision regulation. He was given the report from the Town Engineer, Mr. Keach, and coordinating with him to answer his questions. Gove Environmental did the soil tests for this project. The structures would be 42' x' 62' long approximately. Total open space for the project would be 80.67% of the total land. The impervious area meets the regulations. The driveways will be pervious pavement instead of impervious. All the driveways will also be porous pavement. The numbers will be edited as needed with the change to porous pavement. Chairman Morris asked if there was any recharge for the roofs. There will be a drip edge for the roofs; gutters will not be used. WWPD: There is a culvert that crosses Range Road. There is another wetland that is less than an acre; there is no outflow for this other wetland area. There are two retention areas.

Mr. Derek Monson addressed the Board. The stream at the bottom of the plan is 7.4% of the load that flows to Cobbetts Pond. One of the retention area will be moved back 50 feet. The previous land owner had a wetland area that was, indeed, connected. Mr. Monson was appreciative of Mr. Zodhi and his associates working with the Committee. The wetland maps are in conflict with each other. Therefore, both parties will try to meet on the property once again to address the concerns of the Cobbetts Pond Committee. Mr. Zodhi reported that there is a cross culvert. Chairman Morris asked if he could attend a site walk with Mr. Zodhi along with Jim Gove; the Planning Board may also want to attend at the same time; the Cobbetts Pond Committee will also likely attend at that time.

(email Colleen regarding potential site walk to be coordinated.)

- **Case 2015-27**, (Lots 24-F-601-605, 625-627), Preliminary Major Site Plan and Preliminary Major Design Review Subdivision Application for a 55+ Housing development, Del Ray Place, has been submitted for, on Ryan Farm Road; the area, composed of a total land mass of 21.7 acres (945,252 sq. ft.) is located in the Rural District and Wetland, and Wetland and Watershed Protection District (WWPD). The applicant is proposing to merge the subject lots together and then subdivide them into five (5) lots; two (2) lots each to contain a structure with three (3) attached rental dwelling units; two (2) lots each to contain a structure with three (3) attached condominium units; and one lot to contain eleven (11) single family detached residential condominium units. The total community is proposed to generate a total of 26 new dwelling units all for residents ages 55+.

Mr. Karl Dubay addressed the Board. Joining him is Bob Peterson who owns the property. The project is about 25 acres and is at the bottom end of Ryan Farm Road. There is a powerline easement running through the property as well. There will be a mixture of town houses and detached single-family houses. The Dubay Group is before the Committee as part of the TRC process. There will be trail network and a footbridge; there will also be an existing home that will be replaced. Additionally, there will be landscaping that will also be added. Mr. Dubay stated it would be an “evergreen type of buffer”. There will be very good depths for these driveways as well. Some units have two car garages; others have one. Mr. Dubay reported that there is very little WWPD wetland impact. There are fire department turning stubs throughout these areas. There is grading and detail wrapping around all of the buildings. There will be trails as part of the density bonuses. They are far enough away from the units to be appropriate. A third of the units are slotted to be ADA accessible.

Vice-Chairman Finn asked if the property was part of a project from about 10 years ago. A very long road needed to be built to accommodate a build at that time. Chairman Morris asked about the trail network on Great Mountain View Estates. Would any of those trails on this proposal connect to that trail system? Mr. Dubay did state that it was and would like to coordinate with the Trails Committee on this. The clients would be interested in purchasing the signage, trail markers, to be utilized for the trails that already exist. The trail markers are also reflective so they can be seen at dusk. The shapes are varied as well for those cannot distinguish color.

The builder would like to begin building in the spring of 2016.

There was a discussion regarding the utility companies and how they were planning on getting through this corridor.

Mr. Frank Farmer also addressed the Board. He asked if Mr. Bob Peterson was interested in naming the property something more historical for the town. Mr. Bob Peterson was open to changing the name; he had settled on Del Ray as a favorite place of his in Florida but he was not deeply committed to that name.

ZBA – November 10th

- **Case 39-2015**, (Lots 17-G-6/ 17-G-20), 102 (aka 106) Indian Rock Rd, Variance requested to cover the lot with 55.2% impervious where 30% is allowed, in the Cobbetts Pond Canobie Lake Watershed Protection District.

There was no representative here to represent this project. It should be noted that there were many people in the audience interested in discussing the project.

Ms. Betty Dunn addressed the Board. Her concern, first and foremost, was that the Conservation Commission would not meet once again until after the ZBA would meet to discuss the proposal. The percentage being asked for in terms of impervious surface seems seriously out of line with what the town asks for. As of October 16th, 2015, there were no more than “marketing materials” at the Planning Department. Chairman Morris stated he was “dumbfounded” and the concept that a project with such a large area was not represented by any individual in front of the Board. There was clearly a rush to put this on the agenda.

Ms. Kathleen DiFrusia also addressed the Board. Her concerns were around the height of the proposed structure as well as the allowable paved area because the structure was so tall and the footprint would not be as large.

The Board would advise that the comment sheet contain a comment asking that they not hear this case. Additionally, the Board would like to write a letter speaking to their opposition to the process.

Ms. Betty Dunn addressed the Board regarding the property once again. Sewage was discussed at the Planning Board in Salem as early as July 27th this year. There was a link to these minutes in Mr. Gregory’s emails regarding this property.

Ms. Joan Welch addressed the Board. She resided on Cobbetts Pond. Ms. Welch stated her fatigue around variances getting approved and citizens needing to hope for the best regarding the potential impact.

Vice-Chairman Finn would like a strongly worded letter stating that the Conservation Commission would recommend deny the case as it far exceeds the impervious surface standards. This is a Planning Board issue, not a ZBA issue. The letter will also state the project had no representation at the meeting.

DES

Shoreland Impact Permit at 31 Walkey Rd which the Board has seen before.

Tax Map Lot 21-H14 (23 Hawthorne Rd.) this has been denied. The application does not comply with RSA 483-B.

Approval has been given to 30 Horseshoe Rd.

There was another application for utility structures with a right of way between Winter Road and Mammoth Rd.

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

No mail.

Vice Chairman Finn made a motion to adjourn at 9:29 pm. Seconded by Ms. Ferrisi. Vote 5-0.

Next Meeting: November 12, 2015
Agenda items and order may be modified at the discretion of the Commission