



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No Lowell Rd, Windham, New Hampshire 03087

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

www.windhamnh.gov

Conservation Commission Approved Minutes Thursday October 27, 2016 7:30pm @ Community Development Department

Attendance:

Chair Lisa Ferrisi, present
Vice Chair James Finn
Dave Curto, present
Wayne Morris, present
Brain McFarland, present
Pam Skinner, excused

Meeting Minutes – Review and Approve – October 13, 2016

A motion was made by Mr. Finn to approve the October 13th, 2016 meeting minutes as presented. Seconded by Mr. Curto. Vote 4-0-1. Mr. McFarland abstained. Motion passes.

Discussion

Campbell Farm Sub Committee

The subcommittee is meeting on November 9th at 6 pm with the Preservation Alliance. An email will be sent to members of the Conservation Commission. The Board discussed the potential renewal of a new lease for the current tenants. Mr. Morris stated that the tenant is interested in staying.

A motion was made by Mr. Morris to renew the lease for the tenants of Campbell Farm for an 11-month period. Seconded by Mr. McFarland. Vote 5-0. Motion passes.

Technical Review Committee (TRC)

Case 2016-33 Design Review Subdivision, (Lots 21-C-10, 60, 90) 21 Golden Brook Road

This is a proposed 10-lot subdivision

Mr. Shane Gendron addressed the Board. After discussion, the Board has no comments at this time since the plan the Conservation Commission has commented on has no changes. The plan has been reviewed by TRC and will soon go to Planning Board.

Planning Board

Case 2016-34 Excavation Permit, (Lots 11-A-50), 14 Ledge Road

Glen Cairns who represents Butterfield Ridge LLC addressed the Board. He reviewed the plans before the Board. He explained the drain easement that is currently in place. He then explained “buildable plateaus” that will be made through excavation. There will be improvements to the current discharge pipe and there will be greater efforts to retain the water. There will be drilling and blasting on the upper plateau. The site mostly has solid bedrock with very little soil. The site has been unattended for several years. Mr. Cairns stated there is a small stream well in the back end of the property as well.

Mr. Cairns and the Board briefly mentioned that there was a complicated history to this site. The Board followed up with questions about the blasting history and how the regulations might have changed since the first project on this site. Mr. Cairns stated that his company has learned from this process and plans to make “smaller cuts” on the site. The plan includes: control of the run off, not allowing powder to sit overnight, and other protocols. The applicant does anticipate there will be “nitrogen issues” and they plan to monitor this throughout the process. The driveway will not be a road but a privately held driveway with limited industrial; it will be built to road specifications. Mr. Morris asked about the cuts; the applicant is planning 40 -oot cuts. The Town monitors the excavation. The applicant stated that the excavation process with blasting falls under the perview of mine safety as well.

The surrounding wells will be monitored. The frequency of blasting will vary based on the need of the construction company. The Fire Department and the Town will have oversight in the process. The applicant stated that the site would be an excavation site first, then a commercial subdivision down the road. The Board further discussed the history of the project.

Mr. Morris would like to see the abutters be notified about the excavation permit if it is not a requirement. Mr. Cairns believes they have been notified.

Mr. Curto asked how the applicant was going to clean up the site. Mr. Cairns stated that a large berm would be built at a low point in the road. The rock face is needed for stability on sites like these.

Mr. Cairns explained that the water would come off the top of the site and into the swale at the bottom of the site.

The Board would like to plan a site walk with the Planning Board on the site.

The Board understands the history of the project yet they would like to see the site cleaned up. The applicant stated that the site is too steep to in fill.

The Board is interested in the storm water run off plan in the future as well.

The Board and Mr. Cairns stated how storm water management has largely dictated how excavation sites are managed in the last 10 years. The Board reviewed the location of the intermittent stream and other wetlands on site.

Miscellaneous items

Mr. Shane Gendron addressed the Board. He presented an application for 13 Farmer Road, Lot 17-L-57 owned by the applicants, Robert and Lisa Drew. The application requires the signature and approval of the Board. He does have letters of approval from both abutters. The applicant will be going before ZBA in the coming weeks. The proposed home will be a larger home but it will be pulled out further from the pond. Additionally, there will be a decrease in impervious surface.

The Board has no issues at this time.

Mr. Morris asked about the boardwalk. There is mortar mixed in with the material. The wall cannot be replaced by anything else other than what is there now; the heights must be matched. The ramp will not be changed. The proposed start date would be after the lake has been drawn down. Chair Lisa Ferrisi signed the necessary documents.

Next, Mr. Gendron stated that the Planning Board is looking for comments from the Conservation Commission about the Special Permit on a project known as London Bridge North. The special permit is for drainage. Mr. Gendron stated that there is one vernal pool on site and it is not in an area where any work will be done. The Board discussed the detention pond that they had noted on the site walk. The Conservation Commission stated that the Trails Committee would work with the developer on the trails network. There is some WWPD impact on the property as well. The Board is happy to review the plans again and offer comments for the Planning Board.

For previous comments, please see the Conservation Commission Minutes from July 28h, 2016.

ZBA

Case 35-2016, (Lot 17-I-110), 29 Walkey Rd.

Construct a garage on an undersized lot

The garage meets the 20-foot setback. The lot size is 4,670 sq. ft. The Board reviewed the submitted plan.

The Board would like the applicant to clarify the drainage area. The proposed impervious surface is 29.9%. The Board would like to see the proposed driveway be a porous surface, if

allowed. The Board would like to see the drainage from the garage captured with a dry well or other type of system.

Case 36-2016, (Lot 16-D-7), 16 North Shore Road

Allow a rear deck to be 6 ft. from the lake

The deck will be taken off the main living level, which is 9-foot higher than the patio area. The deck is going right over the current living space. There are not many changes to the plan from the current to proposed plan.

The Board would like to see no increase in the impervious cover.

Case 37-2016, (Lot 16-B-8), 9 Ash Street

Construct a dwelling on an undersized lot

The structure is a proposed two-bedroom home.

The Board would like to see if the impervious area can be decreased by the applicant, the driveway in particular.

DES Permits & Correspondence

Southeast Land Trust Fall Fundraiser

Misc. Items

The last forestry meeting was a public meeting to discuss the draft by-laws that will be going to the town warrant. Mr. Morris asked how they were planning on enforcing the no smoking restriction. The Board discussed hunting and target practice. The compromise was that target practice would be allowed during deer hunting season. Currently, there is no trapping allowed on town land.

The Conservation Commission received an email about a resident training his dogs. He also asked about hunting on town land. The discharge of firearms is not allowed on town land. He stated that he uses an instrument to discharge decoys to train his dogs. The abutters may call if the instrument is too loud. He also asked about driving his truck on the property; the Conservation Commission told him that was not an allowed use.

Additionally, the Conservation Commission will look into adding some fencing to the area so it is a clearly defined parking area.

There is a piece of property that belongs to the Conservation Commission on the rail bed. Mr. Morris would like to research if the Conservation Commission might be allowed to purchase a piece of property that abuts the path to Stone Arch Bridge. The Conservation Commission would like to petition the DOT. It is a historic area and the purchase of the property would allow for a potential handicap access area to the area as well as a trail in the area. Mr. Morris would like this item added to a future agenda.

Mr. Finn stated that South East Land Trust has another two weeks before the grant is distributed and processed.

A motion was made by Mr. Morris to adjourn at 9:15pm. Seconded by Mr. Finn. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur