



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday December 22, 2016 7:30pm @ Community Development Department

1. Attendance

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

2. Meeting Minutes – Review and Approve – December 8, 2016.

A motion was made by Mr. Morris to approve the December 8th meeting minutes as amended. Seconded by Mr. Curto. Vote 3-0. Motion passes.

3. Discussion

Campbell Farm Sub Committee

No new updates to report.

4. Technical Review Committee (TRC) Planning Board

5. ZBA – Lot 14-A-1100, Case # 48-2016 Applicant – Klemm's Corner, LLC **Owner – Klemm's Corner, LLC **Location** – 18 Mammoth Road **Zoning District** – Neighborhood Business Variance relief is requested from **Section 401** to allow the expansion of a non-conforming use consisting of: the installation of nine new gasoline dispensers (currently four exist) and the installation of two new canopies (currently one exists). The existing dispensers and canopies will be removed.**

Mr. John Cronin addressed the Board; he is representing the applicant. The property's use precedes the applicant's ownership of the property. The applicant would like to remove the existing underground tanks and replace them. It is currently approved as a non-conforming use. A similar use was approved in 2008 on this lot at the behest of the previous owner. There will also be two new canopies on the site. There will be a water line installed by the state. There will be nine total dispensers including the diesel dispensers. Under the new configuration, the diesel

dispensers will be separated from the gasoline dispensers. Digging up the old tanks will allow for the inspection of the soils from the site engineer. There is no current concern regarding contamination. The applicant does not expect the traffic will increase even though the dispensers will increase from four to nine. Safety and convenience will likely be improved.

The Board agrees with the upgrading and replacement of the tanks as well as the movement of the water line. The Board has no issues at this time.

Lot - 16-P-510 Case # 45-2016 Applicant- Benchmark Engineering, Inc. **Owner** –16 London Bridge Road LLC **Location** – 4 Fourth St. **Zoning District** – Residence A and the Cobbett’s Pond & Canobie Lake Watershed Protection District. **Section 702, App. A-1** to allow a dwelling to be constructed on a lot with 22,000 sq. ft. where, 50,000 sq. ft. is required, frontage of 220 ft. on a private road, where 175 ft. is required on a Class V road, 30 ft. front setback, where 50ft. is required, a 24 ft. rear setback, where 30 ft. is required.

This is a vacant lot with no structure; it is not in current use. The structure is a four-bedroom house in one area of the plan yet the septic system is listed as appropriate for two bedrooms and the plan itself identifies the structure as two-bedroom. The Board would like to learn more about the discrepancy. The structure is listed as 2,000 square feet including roof overhang. The Board would like to know the percentage of impervious surface. The Board would like to know the history of the lot and how long the owner has owned the lot. The ZBA application stated that the hardship is that there is no other land available on the surrounding lots. The Board would like to know if the structure could be made any smaller to make it a more conforming lot. The Board would also like to know more about tree removal on the lot.

Lot – 13-D-501 Case # 46-2016 Applicant – Benchmark Engineering, Inc. **Owner** – Phyllis Jarosky **Location** – 11 Doiron **Zoning District** – Rural District **Section 702, App. A-1** to allow a dwelling to be constructed on a 2 acre lot with no frontage, where 175 ft. is required, 30 ft. from the front lot line, where 50 ft. is required.

This is a lot of record. The proposed structure is a four-bedroom dwelling. The Board would like clarification around the 30 feet from front lot line since there is no lot line. The Board discussed the lot and its close proximity to state land.

Lot 25-G-40 Case # 47-2016 Applicant – Benchmark Engineering, Inc. **Owner** – Windham Marblehead Properties LLC **Zoning District** - Rural **Section 702, App. A-1** to allow a 1.1 acre lot to be created with 0 frontage, where 175 ft. is required and this proposed lot will not meet the minimum lot sizing by soils.

There have been previous variances for the development already. Mr. Morris’s understanding is that the lot will be approved as a non-conforming lot and then the lot will be given to the Rock Pond Improvement Association. There have been previous discussion between the developer and the Rock Pond Improvement Association; the lot would be created as a lot for open space. The

Board would like confirmation of the intended use. If this is the intended use, the Board has no issues at this time.

A motion was made by Mr. Morris to adjourn at 8:34pm. Seconded by Mr. Curto. Vote 3-0. Motion passes.

Respectfully submitted by Anitra Brodeur