



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Meeting Minutes Thursday February 23, 2017 7:30pm @ Community Development Department

Attendance

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

Staff

Rex Norman, Community Development Director

The meeting was called to order at 7:31pm.

Meeting Minutes – Review and Approve – December 22, 2016

A motion was made by Vice Chair Finn to approve the December 22nd, 2016 minutes as presented. Seconded by Mr. Morris. Vote 5-0. Motion passes.

Discussion

Campbell Farm Sub Committee

Vice Chair Finn stated that per a discussion at the Town's Deliberative Session, a Campbell Farm Tour Day will be this Saturday, February 25th from 11-2 at Campbell Farm to allow residents to view the residence.

Moeckel Pond

Ms. Diana Fallon, 26 Rock Pond Road addressed the Board. Ms. Fallon is part of the Friends of Moeckel Pond. The site plan presented shows road and parking access once the dam is reconstructed. Ms. Fallon stated that one of the criteria for the Land and Conservation Grant is to present the plan to the Conservation Commission. Mr. Joe Maynard, the engineer who

designed the parking lot, showed where the parking would be, including handicapped space. There is a layout for parking on the plan. The plan also shows the historic stonewall. The two trails are also shown on the plan. Mr. Fallon also presented a letter to the Board, which is a letter of authorization. Signing the letter would give Mr. Maynard permission to represent the case before the Planning Board for the design of the parking lot only.

Mr. Morris stated that the parking lot would be gravel. It will also be the staging area for the equipment that will rebuild the dam. The parking will meet the necessary regulations for the town.

Ms. Fallon asked the Board for any comments regarding the plan. The current entrance to the park is in close proximity to the proposed entrance according to Ms. Fallon.

A motion was made by Mr. Curto to approve the plan as is and to approve the signing of the document as needed. He further stated that the Conservation Commission is in full support of the project. Seconded by Vice Chair Finn. Vote 5-0. Motion passes.

Planning Process for the Conservation Commission

Mr. Rex Norman addressed the Board. He is here at the request of the Board. He would like to know what the staff could do to better serve the Conservation Commission. Mr. Morris stated that there were several final plans approved by other boards in the last few months that were not seen by the Conservation Commission. He would like to see placeholders on the agenda that include: Planning Board, TRC, ZBA, DES, and Intent to Cut. For example, there was a question about where a vernal pool was on a recent site walk on the London Bridge South Development. This Board was also never able to view the London Bridge North Site Plan prior to the approval from the Planning Board. Additionally, there was a subdivision on Range Road where the Board saw the initial site plan and then the site plan never came back to the Conservation Commission.

This Board would like to see any changes to these plans. They have always seen these plans come back between the initial and the final site plan stages. The Board has recalled seeing plans several times before approval over the years. The Board would like to see if their recommendations have been taken under advisement. Mr. Norman stated that the Board was able to cite several examples of when steps appeared to be missed. Vice Chair Finn stated the Board would like to be kept in the loop.

Mr. Morris stated that the schedule is as such where the Conservation Commission is sometimes not able to comment on ZBA because of the timing of the meetings. Mr. Morris does not wish to hold up ZBA cases, yet, they would like to be able to look at the cases whenever possible.

Mr. Morris asked how the plans and agenda are decided upon. The Board would like to know whose responsibility it is to be sure items are on the agenda.

The Board would also like as much advanced notice as possible on Intent to Cut Applications.

Planning Board

WWPD Special Permit Application

Special Permit Request “Thorndike Estates” Lot Consolidation & Subdivision Plan Lot 21-C-10, 21-C-60, & 21-C-90 Golden Brook Rd.

The Board discussed how a portion of the property has a WWPD on it because of the lot size and where the wetland flows on the property. The Board has seen this plan previously; hence, they did not discuss it this evening but summarize it for a Board member who had missed a previous meeting.

ZBA

Lot 25-E-440 Case #2-2017

Applicant-David Demers **Owner**-D & M Demers Real Estate Investments, LLC

Location-9 Abbott Road **Zoning District**-Residence A

Variance relief is requested from **Section 702, App. A-1** to allow the construction of a deck 12’ and 27’ from the side lot lines where 30’ is required and 36’ from the front lot line where 50’ is required.

Mr. Michael Mazalewski addressed the Board. He reviewed the plan, as it is his renovation project. The proposed deck’s footprint is partially covered by the deck above; hence, it is not impacting as much of a footprint as would first appear. There will be four footings. The decking above is already in place and is already part of the footprint. It is an existing house that is being renovated.

The Board has no issues at this time.

Lot 25-G-110 Case #3-2017

Applicant-Edward N. Herbert Associates, Inc. **Owner**-Reagan’s Rock, LLC **Location**-15

Emerson Road **Zoning District**-Residence A Variance relief is requested from **Section 703, 702 App. A-1** of the zoning ordinance to allow the construction of a new garage on a pre-existing non-conforming lot of record that has an area of 34,600 +/- s.f. where 50,000 s.f. is required, with 110’ frontage where 175’ is required, 9’ to NW side setback of the garage where 30’ is required and 26’ to SE side setback of the garage where 30’ is required. Relief from section 703 is requested to permit a detached accessory building to be erected in the front yard of the property where the ordinance requires accessory structures to be built in the rear or side yard area.

Mr. Morris asked if the property is on its own separate lot. It is on the same lot as the residence. The Board viewed the plan and it was deduced that the accessory building, a garage, would be in the front yard of the property but an allowed use is in the back or side yard on a property. There

is no wetlands impact. Mr. Norman pulled up the property on the computer for clearer viewing of the property.

The Board would like the plan reviewed by Planning Board to review current drainage systems.

DES Permits & Correspondence

Note: This item was not on the posted agenda.

Mr. Luke Hurley from addressed the Board. He represented Mashop Development. He is here to discuss 49 Range Road. Mr. Hurley reviewed the plan and the wetland system. A detention pond would not be allowed so the bulk of the project will be an 8-inch water main and a 6-inch water line coming in for fire suppression. There will be temporary impacts for the installation of the line. The wetland impacts are 557 square feet. There will be no curbing installed according to Mr. Hurley. There is gravel in the wetland currently; there is no pavement. Mr. Hurley stated that there is an 8-inch water main coming from further down Range Road; he is not sure exactly where the source is, perhaps West Shore Road.

The Board would like to know where the source of the water is and they would hope that there would be discussion with Pennichuck to be sure there is enough water for its use. This plan will go back to Planning Board in the future. The Board has no issues with the Dredge and Fill portion of the project.

Intent to Cut Applications

21-D-150 The property is on Cobbetts Pond Road. The cutting has been completed, as the date of request was February 1st. Mr. Norman stated that if the Board has concerns around the cutting, there is recourse because the Board can request the department to call the State Forestry Department. 30,000 MSF is the estimated amount of white pine to be cut from the site.

Non-Public per RSA 91-A: 3 (d) & (1)

A motion was made by Mr. Morris to go into non-public session at 8:31pm under RSA 91-A: 3 (d) & (1). Seconded by Mr. Curto. Roll Call vote: Mr. Curto, Ms. Skinner, Chairman Ferissi, Vice Chair Finn, and Mr. McFarland. Motion passes.

A motion was made by Mr. Morris to come out of non-public session at 9:20pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

A motion was made by Mr. Morris to seal the non-public minutes for a period of 6 months. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

A motion was made by Mr. Morris to adjourn at 9:21pm. Seconded by Mr. Curto. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur

Approved