



OLD VALUES - NEW HORIZONS

## CONSERVATION COMMISSION

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### Thursday February 25, 2016 7:30pm @ Community Development Department Meeting Agenda

#### Attendance

**Meeting Minutes** Review/Approve February 11, 2016

#### Discussion

- Campbell Farm Subcommittee

#### Planning Board Applications

##### Case#2016-2/Minor Site Plan/19 Enterprise Drive (11-C-180)

A Minor Site Plan/Major Watershed Application was submitted by Joseph Maynard of Benchmark Engineering Inc., on behalf of Dade Realty Trust, for 19 Enterprise Drive (11-C-180) located in the Business Commercial A and Cobbetts Pond and Canobie Lake Watershed Overlay Protection Districts. The application is for the construction of a 30'x60' garage for storage and drainage improvements to offset an increase of 280sqft of impervious cover. No other site changes are being proposed. Scheduled for 3/2/16 Planning Board public hearing. This Application is scheduled for review at the **2/23/16 TRC & 3/2/16 Planning Board Hearing.**

##### Case#2016-3/Watershed/38 Woodvue Road (18-L-377)

A Major Cobbetts Pond and Canobie Lake Watershed Application has been submitted for 38 Woodvue Rd. (18-L-377), located in the Residential District A zone and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District (CPCLWPD). The Applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owners, Xiang & Cheng Chen, is proposing to construct a one (1) stall, 288 sq. ft. garage with a driveway expansion of 480 sq. ft. and a 1,540 sq. ft. deck, in the CPCLWPD. The existing impervious surface is 26.8% and resulting impervious coverage would be 29.4%. This Application is scheduled for review at the **TRC 2/23/16 & 3/16/16 Planning Board Hearing.**

##### Case#2016-4/Treadwell MINOR Subdivision/9 Fordway Extension (1-A-600)

A Final Application for a Minor Subdivision was submitted for 9 Fordway Extension (1-A-600) located in the Rural District zone. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Treadwell 2008 Revocable Trust, is proposing to subdivide the parcel into two lots resulting in one lot, sized 1/91 acres (83,415 sq. ft.) containing an existing single-family residence; and a vacant lot, sized 1.71 acres (74,588 sq. ft.) for future single-family residential development. An individual well and septic are proposed for the newly created lot. No other improvements are proposed. This Application is scheduled for review at the **2/23/16 TRC & 3/16/16 Planning Board Hearing.**

##### Case#2016-5/Armstrong MINOR Subdivision/Watershed/37 Armstrong Rd (17-J-02)

A Final Application for a Minor Subdivision was submitted for 37 Armstrong Road (17-J-2) located in the Residence District A, Wetland and Watershed Overlay Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. A portion lies within the 100-year flood hazard zone. The Applicant, Joseph Maynard, on behalf of the property owners, Richard G Armstrong Revocable Trust of 2002, is proposing to subdivide the property into two lots resulting in one lot with an existing single-family residence, sized 2.83 acres (123,097 sq. ft.) and another vacant lot sized 1.41 acres (61,591 sq. ft.). An individual well and septic tank is proposed to serve the newly created lot. This Application is scheduled for review at the **2/23/16 TRC & 3/16/16 Planning Board Hearing.**

Case#2016-6/Tokanel Meadow Rd MINOR Subdivision/7, 10 Meadow Rd (24-F-5207, 5209)

A Final Application for a Minor Subdivision was submitted for 7 and 10 Meadow Road (14-F-5207, 5209) located in the Rural District Zone. The Applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owners, Linda Tokanel and David & Heidi Tokanel is proposing to subdivide the property into three lots, resulting in one lot sized 1.70 acres (74,133 sq. ft.) containing an existing dwelling, another lot sized 1.73 acres (75,337 sq. ft.) containing an existing dwelling, and a third vacant lot sized 1.7 acres (74,133 sq. ft.) proposed for single-family residential development. An individual well and private septic tank is proposed to service the newly created lot. This Application is scheduled for review at the **2/23/16 TRC & 3/16/16 Planning Board Hearing.**

Case 2016-7 Preliminary Major Site Plan Application 33 Indian Rock Road (Lot 11-C-1000)

A Preliminary Major Site Plan Application has been submitted for 33 Indian Rock Road (Lot 11-C-1000) by Karl Dubai, of The Dubai Group, on behalf of the property owner, Candela Investments, LLC., located in the Business Commercial District A. The application is to redesign the existing driveway, parking, interior traffic flow and site lighting. This application has been tentatively scheduled for the **2/23/16 TRC & March 16<sup>th</sup> Planning Board public hearing.**

Case 2016-8 Minor Site Plan/Change of Use Application 49 Range Road (Lot 18-L-400)

A Minor Site Plan/Change of Use Application has been submitted for 49 Range Road (Lot 18-L-400) in the Profession, Business and Technology District and Cobbetts Pond and Canobie Lake Watershed Protection District. The Applicant, Edward N. Herbert Associates, on behalf of Mashop Development, LLC, is proposing to change the approved use from a 4,3000 sqft professional office to a 125 seat restaurant. Proposed site changes include minor parking lot reconfiguration, adding outdoor seating, adding an outside walk-in cooler, relocating the dumpster and adding an additional septic system. This application is tentatively scheduled for the **2/23/16 TRC & March 4<sup>th</sup> Planning Board public hearing.**

**ZBA – March 8<sup>th</sup>**

Case #5-2016, lot 17-L-53, 5 Farmer Rd., to allow a garage to have side setbacks of 2 ft. & 24 ft. where 30 ft. is required and 9 ft. from the front lot line where 50 ft. is required.

**DES Permits & Correspondence**

**Intent to Cut Applications**

**Misc Items**

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

Next Meeting: March 10, 2016

Agenda items and order may be modified at the discretion of the Commission