



OLD VALUES - NEW HORIZONS

CONSERVATION COMMISSION

3 No Lowell Rd, Windham, New Hampshire 03087
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www.windhamnh.gov

**Approved Minutes February 25, 2016
7:30pm @ Community Development Department**

Attendance:

Chairman Wayne Morris – Present

Vice-Chairman James Finn – Excused

Pam Skinner- Present

Lisa Ferissi – Present

Justin Pare – Excused

Jason Rodgers, Alternate - Excused

Dave Curto, Alternate – Present

Meeting called to order

Mr. Curto seated for Mr. Finn

Motion by Ms. Ferissi to approve the minutes of February 11, 2016

Second by Ms. Skinner

Vote 3-0-1, Mr. Curto abstained

Discussion

Campbell Farm Subcommittee

- The subcommittee has been reinstated; all former members expressed interest and are planning a time to meet to discuss contacting NH preservation alliance.

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.**

Applicant Joseph Maynard, Benchmark Engineering reviewed Case #2016-2. Mr. Morris asked about the proposed size of the garage posted for public hearing is 30' X 60' and 34' x 60' on the plan. Mr. Maynard replied it is a typo, he intends the size of the garage to be 34' X 60'.

Mr. Maynard confirmed that the plan meets the Cobbetts Pond and Canobie lake watershed overlay protection requirements and has been signed off by Mr. Keach. A full drainage study has been completed. The proposed structure will be used to house a small bobcat and some tools. The owner's office for his real estate business is on the property. No issues or concerns from the Conservation Commission for Case #2016-2.

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**.

Applicant, Joseph Maynard, Benchmark Engineering reviewed Case #2016-3. Mr. Maynard informed the Board he has satisfied all of Mr. Keach's concerns. The impervious coverage, as proposed, is 29.4% and includes the deck. No issues of concerns from the Conservation Commission for Case #2016-3

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**.

Applicant, Joseph Maynard, Benchmark Engineering reviewed Case #2016-4. Mr. Maynard confirmed that all lots are legal size based on soil based lot sizing. No issues or concerns from Conservation Commission for Case #2016-4.

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 Draft Conservation Commission Minutes February 25, 2016

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**.

Applicant, Joseph Maynard, Benchmark Engineering reviewed Case #2016-5. Mr. Maynard confirmed he currently has 2 waivers pending before the Planning Board. Mr. Maynard confirmed the newly developed lot does not require an easement for a septic system; a new septic system was recently installed.

No issues or concerns from Conservation Commission for Case #2016-5

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**.

Applicant, Joseph Maynard, Benchmark Engineering reviewed Case #2016-6. Mr. Maynard confirmed he has been granted a variance from the ZBA and he does not meet the requirements for a third lot. Mr. Maynard intends to submit a completed hydrologic study to the Planning Board concerning connectivity. Mr. Maynard assured Mr. Morris there is no connectivity with the new proposed lot. No issues or concerns from the Conservation Commission for Case #2016-6 pending the submission of the completed hydrologic study.

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 Dubay, of The Dubay 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 16th Planning Board public hearing**.

Mr. Morris reviewed a letter from Mr. Dubay addressed to Ms. Laura Scott explaining that he is not able to attend tonight's meeting and requesting the discussion for Case #2016-7 be rescheduled to take place at the next Conservation Commission meeting. Discussion on Case #2016-7 will be rescheduled for Move to next meeting for March 10, 2016.

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 Draft Conservation Commission Minutes February 25, 2016

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 4th Planning Board public hearing.**

No issues or concerns from Conservation Commission for Case #2016-8

ZBA – March 8th

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.

Conservation Commission does not know the size of the existing garage.
No issues or concerns from Conservation Commission for Case #5-2016.

DES Permits & Correspondence

No DES permits at this time.

Correspondence from Laura Scott informing Conservation Commission about the recent PB meeting information.

Moose plate grant has been sent out by Ms. Ferissi.

The Board received notification from DES that a Shore Land Permit has been submitted for Grove Street.

A Motion was made by Ms. Skinner to go into nonpublic deliberation per RSA 91: A:3 (d) for discussion on confidential correspondence

Second by Ms. Ferissi

Vote 4-0-0

Motion by Ms. Skinner to come out of nonpublic

Second by Mr. Morris

Vote 4-0-0

Meeting returned to public at 8:56

Motion to adjourn by Pam

Second by Mr. Curto

Vote 4-0-0

Meeting adjourned at 8:59pm

Minutes submitted by Suzanne Whiteford, Minute Taker