



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

Thursday March 10, 2016

7:30pm @ Community Development Department

Agenda

Attendance

Meeting Minutes – Review and Approve – February 25th

Discussion - Campbell Farm Sub Committee

Re appoint Campbell Farm Subcommittee, term and mission

Technical Review Committee (TRC) March 8th Meeting

PROPOSAL #1

Case#2016-9/Customary Home Occupation/Conditional Use Permit Home-Based Child Care (Family-Group Day Care Home)/27 Fletcher Road (25-R-840)

A Customary Home Occupation Conditional Use Permit Application for a Home Based Child Care has been submitted for 27 Fletcher Road (25-R-840) located in the Rural District zone. The Property owners, Nicole and Timmothy Ignacio are proposing to open a Family-Group Day Care Home with one employee to care for 6 children. Hours of operation are proposed to be 7am-6pm M-F. Approximately 22% of the living space will be used and no on-street parking will take place. No signage is proposed. This Application is scheduled for review at the **4/6/16 Planning Board Hearing**.

PROPOSAL #2

Case#2016-10/Preliminary Major Site Plan/WWPD Special Permit/13 & 15 Indian Rock Rd (11-A-520, 530)

A Preliminary Major Site Plan Application has been submitted for 13 & 15 Indian Rock Road (11-A-520, 530) located in the Village Center and WWPD District. The Applicant, Karl Dubay of the Dubay Group, Inc., on behalf of the property owner Village Center Properties, is proposing to construct two (2) buildings – Building A will contain 1,290 sq. ft. retail and 2,280 bank with a drive thru – and Building B will be 2-stories and contain 6,300 sq. ft. retail and 6,300 sq. ft. office. Associated parking, lighting, landscaping, drainage and site improvements are proposed. This property is subject to the provisions of Section 719 of the Zoning Ordinance Historic Building/Structure Demolition/Substantial Modification Delay Ordinance. This Application is scheduled for Preliminary Review at the **4/6/16 Planning Board Hearing**.

PROPOSAL #3

Preliminary Major Site Plan/Major Watershed/49 Range Road (18-L-400)

A Preliminary Major Site Plan and Major Cobbetts Pond and Canobie Lake Watershed Application have been submitted for 49 Range Road (18-L-400), located in the Professional Business and Technology, Residence District A, and Cobbetts Pond and Conobie Lake Watershed Overlay Protection District zones. Peter Zohdi of Edward N. Herbert Associates, Inc. on behalf of the property owner, Mashop Development, has submitted a plan of a large area to the rear of the site that has been disturbed, where future overhead and underground electric lines will be installed. He proposes to spread the existing pile of loam over the disturbed area. It will subsequently be seeded. This proposal is tentatively scheduled for Preliminary Review at the **4/20/16 Planning Board Hearing** (Application submission anticipated).

PROPOSAL #4

Design Review Major Subdivision (Lots 7-A-2050, 7-A-2100)

A Design Review proposal for a Major Subdivision has been submitted for Lots 7-A-2050 and 7-A-2100 (Dunraven Road) located in the Rural District Zone, Wetland and Watershed Protection District (WWPD), and Flood Plain District. The applicant, Craig Francisco, L.L.S., Bedford Design Consultants, on behalf of the property owner, Carey Family Trust, is proposing to extend the existing cul-de-sac, to a total the length of 1,425'. Then the applicant is also proposing to merge the existing two lots and then subdivide the properties into a total of 4 lots, ranging in size from 2.5-3.7 acres, for single family residential development. This proposal will be scheduled for review at a Planning Board Hearing upon submission of a completed Planning Board Application.

Planning Board

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 **April 6th Planning Board public hearing**.

Case#2016-4/Minor Subdivision/9 Fordway Ext (1-A-600)

Soil Calculations, per request of Conservation Commission. Scheduled for **3/16/15 Planning Board hearing**.

ZBA – March 22nd Meeting

Case 6-2016 Variance request from Section 406.2, 33 Abbot Road (Lot 25-F-105)

Michelle Webster has applied for a variance to allow the construction of a second floor loft and to enclose a deck creating a three season room. This application has been scheduled for the **March 22nd Zoning Board Adjustment public hearing**.

Case 7-2016 Variance request from Sections 601.3 & 601.4.6, 13 & 15 Indian Rock Road (Lot 11-A-520 & 530)

Karl Dubai representing Village Center Properties, LLC has applied for a variance to allow site development in the Wetland and Watershed Protection District. This application has been scheduled for the **March 22nd Zoning Board Adjustment public hearing**.

DES Permits & Correspondence

Intent to Cut Applications

Misc Items – Binder Updates

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

Next Meeting: March24, 2016

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