



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 24, 2016

7:30pm @ Community Development Department

Agenda

Attendance

Meeting Minutes – Review and Approve – March 10th

Discussion - Campbell Farm Sub Committee

WHDC/Heritage Commission retaining / sheep wall on Gage Land

Technical Review Committee (TRC) March 22th & April 12th

PROPOSAL #1

Case#2016-12/MAJOR Watershed/160 Range Road (21-K-18B)

A Major Cobbetts Pond and Canobie Lake Watershed Application has been submitted for 160 Range Road (21-K-18B), located in the Residential District A zone and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Bull Pines RTc/o Brian Harvey, is proposing to construct a new dwelling, the resulting impervious coverage will be 7%. *This Application is scheduled for review at the 4/20/16 Planning Board meeting.*

PROPOSAL #2

Case#2016-13/Watershed/25A Cobbetts Pond Road (21-Z-268)

A Major Cobbetts Pond and Canobie Lake Watershed Application has been submitted for 25A Cobbetts Pond Road (21-Z-268), located in the Residential District A zone and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Carr Hill RT, is proposing to raze four (4) structures and construct one (1) new dwelling with attached garage. The existing impervious is 25.2 % and the proposed will be 30%. *This Application is scheduled for review at the 4/20/16 Planning Board meeting.*

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. **At the 3/10/16 Conservation Commission Meeting the Commission requested that the Applicant attend a meeting and present to the Board. The Applicant is expected to attend the 3/24/16 meeting.**

Planning Board March 30th, April 6th & April 13th

**Case#2015-34/Preliminary Major Site Plan/Design Review Major Subdivision/
55+ Simpson's Crossing/36 Marblehead Rd (25-D-39; 25-G-30, 40)**

A Preliminary Major Site Plan Application and Design Review Application for a Major Subdivision has been submitted for 36 Marblehead Road (25-G-30, 40) and 50 Sharon Road (25-D-29), located in the Residence District A zone and Wetland and Watershed Protection District (WWPD) Zone. The applicant, Joseph Maynard, of Benchmark Engineering, Inc., on behalf of the property owners, South Fork Properties, LLC, Windham Marblehead Properties, LLC, and the Sally D'Angelo Trust, is proposing to adjust the lot line of Lot 25-D-39 and merge a portion of it with Lots 25-G-30, 40 for the purposes of constructing a 55+ housing community consisting of 37 single-family units and including related parking, drainage, and snow storage areas on property sized +/- 50 acres. New private roads are proposed to access the development. A WWPD Special Permit will be required at the time a final application is submitted due to proposed disturbance for the installation of roads, parking, and drainage features.
Scheduled for 3/30/16 Planning Board Hearing-New Plans Sheet submitted

ZBA – April 12th

Case 8-2016 variance application for 91 London Bridge Road,(lot 14-B-2005) located in the Neighborhood Business District. Peter Zohdi of Edward N. Herbert Assoc., Inc. on behalf of London Bridge North wishes to subdivide a 14.19 acre parcel into three (3) lots and construct two (2) dwellings on two (2) of the lots. Single family dwellings are not an allowed use in the Neighborhood Business District. This application is scheduled for the Zoning Board of Adjustment meeting on 4-12-2016.

DES Permits & Correspondence

Intent to Cut Applications

Misc Items – Binder Updates

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

Next Meeting: April 14, 2016

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