



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday April 13, 2017 7:30pm @ Community Development Department

Attendance:

Chairman Lisa Ferrisi- present
Vice Chair James Finn- arrived at 7:48pm
Pam Skinner- present
Wayne Morris- present
Dave Curto- present
Brian McFarland, alternate- present

Staff:

Rex Norman, Community Development Director
Anitra Brodeur, Minute Taker

The meeting was called to order at 7:35pm.

Meeting Minutes

A motion was made by Mr. Morris to approve the February 23rd minutes as presented. Seconded by Mr. McFarland. Vote 3-0-2. Ms. Ferrisi and Mr. Curto abstained.

A motion was made by Mr. Morris to approve the February 18th minutes for the site walk as presented. Seconded by Chairman Ferrisi. Vote 3-0-2. Mr. McFarland and Mr. Curto abstained.

Discussion

Campbell Farm Sub Committee

The committee is marketing for the Curatorship at Campbell Farm. The town will do a walk through of the house for an appraisal. The barbed wire around the stonewall will be removed.

NRCS

Chairman Ferrisi would like the approval to discuss the proper management of grasses with experts in the field. Chairman Ferrisi is interested in seeking out the expertise of others in the field in order to properly manage the properties maintained by the Conservation Commission. The Board has no issues with her outreach efforts.

On the subject of grasses, Mr. Morris stated that he had talked to Chris Akins. Mr. Akins from Field Works (They did the mowing for Campbell Farm) would be contacted once again once the Board feels the area is ready for mowing.

Easement Monitoring

Chairman Ferrisi discussed easement monitoring. Mr. McFarland stated that he compiled a trail-monitoring checklist that people could use and record their observations of the property. The Board will also be doing trails mapping. Mr. Curto then discussed the importance of trail monitoring for accurate emergency services if needed.

Communication

Rex Norman, Community Development Director came to discuss electronic submission of plans and any other questions the Board may have. Electronic site plans were discussed as a way to improve communication.

Mr. Norman then mentioned the TRC as a way to look at the plans initially. Mr. Norman suggested that the Board will soon be able to view the plans electronically and then make their comments prior to the TRC meeting to have their opinions and input heard. The Board will make their comments to the Chair and she will pass those on to staff.

Mr. Curto stated that he would like to see the outcome of the plans that pertains to Conservation Commission if possible. Staff will hopefully be able to pass on the communication to the Board, as approvals occur to improve communication.

Mr. Morris asked about catch basins in regards to a set of minutes from several years ago. Mr. Morris asked if staff is receiving reports about catch basins and the cleaning and maintenance of these basins. Mr. Norman will research to see if a file exists with reports regarding these catch basins.

Mr. Norman also mentioned pervious surfaces; he could see a related issue of the maintenance and upkeep of this surface. Mr. Norman likened it to the testing required of community wells. These types of maintenance would be a condition of approval. Mr. Norman asked if the Board could think of any other items that would need to be maintained and recorded. Mr. Morris stated that swales might also require maintenance in the same way.

Planning Board – Case 2017-1A Minor Site Plan Application (Lot 18-L-400), 49 Range Rd.

An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of Mashop Development, LLC. This project consists of re-configuring parking to increase from 165 spaces to 190 spaces on this 12.47-acre site.

Mr. Norman stated that the area would increase a net of 450 feet. The plan is being reconfigured to add parking spaces in the area. The applicant may come in with a more comprehensive plan at a later time. Mr. Norman

stated that none of this was porous pavement as far as he knew. There is a section that was previously grass and parking is being added to that area according to Mr. Norman.

The Board has no comments at this time for the preliminary plan.

Case 2017-1B Major Preliminary Site Plan Application (Lot 18-L-400), 49 Range Rd.

An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of Mashop Development, LLC. This project consists of developing three (3) new buildings totaling 37,750 sq. ft. on this 12.47-acre site.

This plan has been withdrawn.

ZBA-Lot 19-B-507 Case # 7-2017 Applicant- Robert J. & Janet M. Covino **Owner-** Robert J. & Janet M. Covino **Location-**63 Mammoth Rd **Zoning District-**Rural Variance relief is requested from **Section 601.3 and 702 Appendix A-1** to permit the construction of single family residence within the Wetland and Watershed Protection District, to permit 30,000 sf of “Minimum Lot Area by Soil Type” of contiguous area to be within the WWPD and to permit the 10,000 sf rectangular area required to be located within the WWPD.

Mr. Peter Bronstein addressed the Board. He represents the applicant. He briefly reviewed the history of the property. It is the same case that was heard in 2010-2011 by the Conservation Commission and the Zoning Board of Adjustment. Mr. Bronstein stated that the plan was on record at the Registry of Deeds. Mr. Morris asked where the WWPD is on the property. Mr. Bronstein stated that most if not all of the property is in the WWPD. Mr. Morris asked where the structure would be on the property. Mr. Bronstein stated that the metal building would remain on the property and a new structure would also be built. The metal building would remain. The proposed septic would be out near the road. This property was approved as a house lot and the 34 acres was deeded to the town in 2011. Vice Chair Finn stated that the Board had no opposition at the time of the initial approval; he has no issue with this plan as is either.

The Board has no issues at this time.

DES Permits & Correspondence

Intent to Cut Applications

25-G-30 - Marblehead Rd

The lot has been approved for a subdivision. Mr. Norman stated the logging rules. The State Forester will come and look at the property if a violation is suspected. Many times, the cutting has already occurred by the time the Board sees the application. Mr. Morris stated that he appreciates the monitor of the property rather than just a land clearing organization.

The Board has no issues at this time.

14-B-2601, 14-B-2602, 14-B-3450 - London Bridge Rd.

The Board has no issues at this time.

11-A-1418 11-A-1400 15 Pilgrim Rd.

The Board has no issues at this time.

Misc. Items

Chairman Ferrisi signed papers for the Moeckel Pond property since the Conservation Commission is the owner of the property.

Ms. Ferrisi read a letter from the Girl Scouts thanking the Conservation Commission for protecting the wetlands.

There will be a Trails Committee meeting next Thursday.

Mr. Curto stated that a citizen had asked him about the measures the Board would be taking to conserve water if the drought were to continue. Ms. Skinner stated the 85% of the town is on private wells and water bans cannot be initiated for private wells. Pennichuck and other companies can initiate a water ban.

Mr. McFarland left the meeting at 8:40pm.

A motion was made by Mr. Morris to enter non-public under RSA 91-A:3 (d) and (1) at 8:40pm. Seconded by Ms. Skinner. Roll call vote: Ms. Skinner, Vice Chair Finn, Mr. Curto, Chairman Ferrisi, and Mr. Morris-yes.

Mr. Norman was in attendance as well. Mr. McFarland had excused himself.

The Board discussed potential land purchases.

A motion was made by Mr. Morris to move forward from Primo and Associates to gain appraisal information. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

A motion was made by Mr. Morris to come out of non-public at 8:54pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

Mr. Dan Guttman addressed the Board. Mr. Guttman stated that the Planning Board voted to create a subcommittee last night. The subcommittee was created to research and develop a chapter about water. There will be a Natural Resources Chapter for the Master Plan, which would be done for the summer and be approved in the fall. There are two components of the Master Plan, the Goals section and the Background Data. The goals need to be updated. A Conservation Commission member will hopefully sit on the subcommittee in order to focus on the goals section of the Master Plan. Three Planning Board members will be going to the Water Conference in the coming weeks.

A motion was made by Mr. Morris to adjourn at 9:03pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.