



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday April 27, 2017 7:30pm @ Community Development Department

Attendance:

Chairman Lisa Ferrisi- present
Vice Chair James Finn –present
Wayne Morris- present
Dave Curto- present
Pam Skinner- excused
Brian McFarland- present

Meeting Minutes – Review and Approve – April 13, 2017

A motion as made by Vice Chair Finn to approve the April 13th minutes as presented. Seconded by Mr. McFarland. Vote 5-0. Motion passes.

Discussion

Campbell Farm Sub Committee

The subcommittee is in the last phases of curatorship appointments. There will be open houses for the next few weekends and there are three or four parties interested in the curatorship. May 6th and May 11th are the two days for the open house from 4-6pm. The committee would like to put together a spreadsheet to track applicants.

At Campbell Farm, the barbed wire has been removed along with some material. Also, the Board will also look into the spring mowing. The Board would also like to discuss the trails at Campbell Farm at a later meeting. They would like to define a trail network through the open field.

Planning Board

Case 2017-14, 68-79 Ryan Farm Rd. & 7 Field Rd. (Lots 24-F-601 thru 606 & 625 thru 627) A Preliminary Major Site Plan and Preliminary Major Design Review Subdivision Application for a 55+ Housing Development has been submitted for Lots 24-F-601-605, 625-627, on Ryan Farm Road. The total community is proposed to generate a total of 26 new dwelling units all for residents ages 55+.

The presenter was not available for the meeting.

Case 2017-13, 43 & 45 Flat Rock Rd., (Lot 3-B- 300 & 350A) Two applications have been submitted by Edward N. Herbert Assoc., Inc. one for Design Review Subdivision & one for Major Preliminary Site Plan. The subdivision plan is to combine two lots into one lot then subdividing the new lot into three lots. Two of the lots will be for single-family homes and the third lot will be for eighteen 55+ housing units.

Mr. Peter Zohdi addressed the Board. He is presenting for the applicant. Mr. Zohdi explained to the Board that the applicant would like to split the front of the parcel into two lots and build a stonewall. On the front lot, there is a trailer and a barn that they would propose to remove. A town road would be then be built and a 55+ 10-unit community would be built beyond the two single-family lots in the front. Mr. Zohdi stated that he would like to work with TRC and Planning Board on the cul-de-sac. 660 square feet would be the total wetland impact. The Board and Mr. Zohdi discussed the proposed width of the road that will comply with the proposed town road as well as emergency services. Mr. Morris asked about the wetland at the end of the cul-de-sac. Mr. Zohdi stated that both of the surveyed wetlands are under an acre. Mr. Gove is investigated the wetlands further. Mr. Morris asked how far away this site was from Flat Rock Brook. Mr. Zohdi will look into it for the Board. Mr. Zohdi will come before this Board once again for a Dredge and Fill permit and will get an answer for the Board regarding the proximity to the wetlands. The property abuts the Rail Trail. Mr. Zohdi and the applicant approve the Board's request to walk the property to look at both the vernal pool and the proximity to the wetlands and the Rail Trail. The applicant will be working on road profiles.

The Board looks forward to taking a site walk on the property. The Board would like to see the results from Mr. Gove's survey as well as plan a site walk on the property.

ZBA

Lot 19-B-2017 Case # 8-2017 Applicant – Robert J. and Pamela Folan **Owner** – Robert J. and Pamela Folan **Location** – 9 Lancaster Rd. **Zoning District** Rural Variance relief is requested from **Section 601.3** to permit construction of a 26ft. x 34ft. garage with 884 sf +/- with 686 sf +/- in the **WWPD**.

Mr. James A. Muller, 17 Bear Hill Road addressed the Board. He is here representing his daughter, Pamela who owns the residence with her husband, Robert Folan. The WWPD land area is very close to the back of the house as it is built. The area of the proposed garage is all lawn area. There is a stonewall that runs parallel to the WWPD on the property as well. Mr. Muller showed the Board the "as built" for the house and showed the Board how the proposed garage would be built at an angle to comply with the WWPD as much as possible. He also provided a picture of the proposed garage. No trees or stumps would be removed to construct the garage. The applicant does not plan on changing the grade of land either. Mr. Muller stated that having the house any further forward would violate a code issue. The square footage that the garage would inhabit is all lawn currently.

The Board, at the suggestion of Mr. Morris, would suggest that the roof drainage be put into some kind of system to contain the roof run off. Beyond that, the Board has no issues at this time.

Lot 3-B-352 Case #9-2017 Applicant – Edward N. Herbert Assoc., Inc. **Owner** – Shari Beique **Location** 22 Flat Rock Rd. Variance relief is requested from **Section 406.2** – An increase in volume or footprint of the structure can only occur on the portion of the structure that is currently in conformance and the addition will not result in further non-conformance with the ordinance. Volume would be increased from 15,552 c.f. to 24,624 c.f. **Section 601.3** - Uses Permitted. The construction of a permanent building is not a permitted use in the WWPD. **702 & App A-1** – Area, frontage, yard and floor area requirements. 27,282 sf +/- where 50,000 s/f is

required, 99' +/- frontage where 175' is required, 14' to side lot line where 30' is required and 22' to a side lot line where 30' is required.

Mr. Peter Zohdi addressed the Board. He is represented the applicant. The applicant would like to put a 14' by 36' addition to his property along with a second story and a deck. The entire structure is in the WWPDP. The lot was pre-existing. The driveway on the plan exists and there is a driveway easement across the property to the other residence on the property. The same roofline would be extended under the proposed plan.

The Board would like to see a catchment system for the roof runoff. The applicant stated that they would have storage and send the changes in the plan to the Planning Department.

DES Permits & Correspondence

Southeast Land Trust- They did not see anything of concern in their recent review of the properties in town. They should typically do a site walk after the aerial photos but the Board is not confident this is happening at this time. Mr. Finn will give them a call.

FEMA- The flood maps have been updated.

Misc. Items

The Board would like to see the date of when an application is going to be heard by another Board so the Board can make their comments in a timely manner.

Trail at Campbell Farm Discussion

Mr. Morris asked if it made sense to the Board to eventually cut a trail to the field starting at the parking lot so people knew they could walk the fields. A more clearly defined path would be inviting. The Board also discussed how a mowed path may also minimize a hiker's/walker's exposure to ticks. The Board also discussed this proposed path in proximity to the currently flowing stream on the property. The Board would like to take a site walk of the property to visualize the proposed path.

The Board would like to do a site walk of the Landry property with the checklist Mr. McFarland generated for the Board. The Board also discussed if it made sense to hire a company to monitor and track the trails owned by the town instead of asking volunteers to do so. The Board would like to investigate if companies would be willing monitor the town owned properties. The Board discussed that as the Board changes due to the appointment of members; they would need a centralized file for monitoring.

Signage for Campbell Farm

Mr. Morris would like to see a sign modeled after the Kirby Ivers Forest that is inviting for patrons.

Trimble

The Board discussed using a trimble to monitor lands. The discussed if they could rent this device from other organizations.

A motion was made to adjourn at 8:54pm. Seconded by Vice Chair Finn. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur

Approved