



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday May 11, 2017 7:30pm @ Community Development Department

Attendance:

Chairman Lisa Ferrisi- present
Vice Chair James Finn- excused
Wayne Morris- present
Pam Skinner- present
Dave Curto- present (arrived at 7:37)
Brian McFarland- excused

Discussion

Campbell Farm Sub Committee

The open houses for Campbell Farm are ongoing. Chairman Ferrisi has made a spreadsheet as a template to keep track of the applicants. Mr. Morris spoke to Chris Akins who did the mowing last year. Mr. Morris would like to discuss with the Board if the Board would like to do one mowing or two. Mr. Morris will ask Mr. Akins to price out the cost of two mowings. The two mowings would occur in June and then again soon after Labor Day. Mr. Akins other suggestion regarding the trails through the field would be to mow a path through the fields. Yet, this would require maintenance. Mr. Morris will reach out to Mr. Akins to see if he is interested in coming to the next Conservation Commission meeting.

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+.

Mr. Carl Dubay addressed the Board. Mr. Dubay described the history of Del Ray Place including a site walk that took place last fall, which included the Conservation Commission. Mr. Dubay stated that the plan would have 27 units. Mr. Dubay stated that he has plans to hand out to the Board that has some updates. Mr. Dubay stated that the new plan includes a looped trail network. For that reason, he would like to schedule a site walk with the Trails Committee. There is no wetland impact on the property and one small WWPDP impact. Mr. Dubay discussed the reasoning behind why rental units will also be available. The project will be split into two halves because of an existing right-of-way. Mr. Dubay mentioned a comment that was complied with by the landscape architect, which was a suggestion to make the plants more indigenous than the proposed plantings. Mr. Dubay stated that the Del Ray Loop is more substantial than originally proposed.

Mr. Dubay stated that Mr. Keech offered several suggestions around curb cuts that the new plan complies with. Mr. Dubay stated that there have been a multitude of tests pits on the site, which ultimately calculates allowable density.

Mr. Curto asked about a snowmobile trail; one of original snowmobile trails in the area actually runs through this area. Mr. Dubay stated that the applicant is interested in maintaining that trail for use. Mr. Dubay stated that applicant is not asking for a density bonus on recreation. Mr. Dubay stated that that are asking for the full bonus or rentals as well as an ADA bonus.

Mr. Morris stated that the Trails Committee would be meeting June 3rd and could discuss a potential site walk at that time. Mr. Dubay and the Board discussed the town owned properties that abut the proposed project and how that relates to town owned land nearby. Mr. Morris stated that it was his understanding that part of the Conservation Commission's approval of the plan was that the trails would be eventually interconnected with the town lands. The Board discussed the potential connectivity to the Landry property. Mr. Dubay stated they would be back for a WWPD permit for the driveway that is being impacted.

Mr. Dubay stated that the ordinance allows the density to be calculated by the total square footage of the entire proposed plan, not just by specific lot in a plan like this. Mr. Dubay briefly summarized the density calculation for both a typical site as well as a density bonus site.

Chairman Ferrisi asked where the wells are. They were not shown on the plan; yet, Mr. Dubay described where they were on the plan. The applicant is considering pre-drilling the wells. Chairman Ferrisi asked about the walkways; Mr. Dubay stated that they would be brick.

Mr. Dubay then presented the response to Mr. Keech's comments. Mr. Dubay stated that he would submit a response to Mr. Keech's suggestion and an updated plan to Community Development tomorrow.

Mr. Morris asked about the drainage on Ryan Farm Road. Mr. Dubay stated that much of that drainage is pre-existing. Both boards and the town engineer before construction will review the proposed drainage.

Mr. Dubay is interested on the Conservation Commission's thoughts around global connectivity.

The Board has no issues at this time. They look forward to working with the applicant on the trails network.

ZBA- Lot 9-A-1011 case # 10-2017 5/23/17 Applicant- Benchmark Engineering, Inc. **Owner-** Giordano Rev Trust of 2011 **Location** 55 Meetinghouse Rd. Zoning District- Rural construct an addition to the existing home within 28 feet from the Southerly side lot line where 30 feet is required in the rural district on a pre-existing non-conforming lot of record. **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. The footprint would be increased by 407 sf and volume would be increased from 28,800 cf. to 33,900 cf. **702 & App A-1** – Area, frontage, yard and floor area requirements. 28' from the side lot line where 30' is required.

After reviewing the plan, the Board would like to see a roof drainage system since the roof is so close to the lot line.

Lot 21-K-48B case #11-2017 5/23/17 Applicant Benchmark Engineering, Inc. **Owner-** Phillip & Beth Raymond **Location-** 24 Turtle Rock Rd. Zoning District- Residential A construct an addition to the existing year round single family dwelling 12' from the Easterly lot line, 10' from the Westerly lot line on a lot having 12,146 +/- s/f and 32' +/- of frontage on a private road where a 30' side setback, 50,000 sf of land area and 175' of frontage is required in the Residential A zone. **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. The footprint would be increased by 632 sf and the volume would be increased from 15,888 cf. to 25,008 cf. **702 & App A-1** – Area, frontage, yard and floor area requirements. 12,146 sf +/- where 50,000 s/f is reqd, 32'+/- frontage where 175' is reqd, 12' to side lot line where 30' is reqd and 10' to a side lot line where 30' is reqd.

The Board reviewed the plan and saw that the proposed project would not be encroaching on the pond. Mr. Morris suggested that the applicant list the amount of impervious service and potential increase that amount, if needed.

Intent to Cut Applications 25-G-30 Marblehead Rd., 25-G-40 Marblehead Rd.

The Board has reviewed both of these plans.

Misc. Items

The Board discussed the mail regarding Windham's 275th anniversary.

Mr. Morris summarized the status of the Land Use Fund. There was \$89,000 recently added to the fund. Since there are 100 lots coming out of current use, assessing will communicate an increase in the funds in the fund as needed.

A motion was made by Mr. Morris to adjourn at 8:37pm. Seconded by Mr. Curto. Vote 4-0. Motion passes.

Respectfully submitted by Anitra Brodeur