



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 Minutes, Approved
Thursday May 26, 2016
7:30pm @ Community Development Department**

Attendance:

Chairman Wayne Morris, present

Vice Chair James Finn, present

Pam Skinner, present

Lisa Ferissi, present

Justin Pare, present

Brian McFarland, alternate, present

Jason Rodgers, alternate, excused

David Curto, alternate, excused

Meeting Minutes – Review and Approve – May 12, 2016 site walk and May 12, 2016 meeting minutes

A motion was made by Mr. Finn to approve the May 12th Site Walk minutes and May 12th meeting minutes. Seconded by Ms. Skinner. Vote 4-0-1 Ms. Ferissi abstained.

Mr. Josh Bartlett addressed the Board. He is requesting to camp on the camping platforms this weekend in the Town Forest, Saturday, and possibly Sunday night. The Board was happy to comply with his request and suggested that once his plans were finalized, he should contact the police and fire department regarding the number of cars and a potential campfire.

Discussion

- Campbell Farm Sub Committee

There is no set time for the subcommittee to meet again.

The bond payment was \$26,265,41 in March and \$95,879.38 in April. The payment will be due July 1st. The hope is that the bond will be paid off 9 years ahead of schedule. The Board hopes to pay it off in July and begin to build up the funds again.

- Eagle Scout Project
London Bridge Rd (around High School) Lots 20-D-1600, 20-D-1800, 20-D-2000 & 20-E-350
Trail Development for multiple Eagle Scout Projects.

Constantine Mouyos and Alex Lamon addressed the Board. The Scouts referenced a packet they had prepared entitled Windham Trail Plans/Approval. Chairman Morris asked if the Scouts were planning on connecting any of the current trails in the area. Mr. Richard Lamon addressed the Board as well. The Scouts have the approval of Currier Homes, their contact is Jim Logan, and do plan on connecting the current trails to future trails. They are in contact with the landowners. The trails would run across: private

land, conservation land, town land and soon-to-be developed property. The Scouts are seeking the approval of all property owners.

A motion was made by Mr. Finn to approve the Eagle Scouts projects proposed on: Lots 20-D-1600, 20-D-1800, 20-D-2000 & 20-E-350 Trail Development for multiple Eagle Scout Projects. Seconded by Mr. Pare. Vote 5-0. Motion passes.

2015 Master Plan – Conservation and Open Space Chapter

Mr. Dan Guttman addressed the Board. He is on the Planning Board and is the liaison to the Conservation Commission. He would like to discuss and start the conversation between the two boards regarding the Open Space chapter. He is interested in having the Board contribute their expertise to the chapter concerning Open Space and Conservation land. There is great work on the chapter that was done on 2005, yet, it is important to expand upon that work and update the chapter for 2016. There is also invasive species to consider and guidance can certainly be provided.

Mr. Guttman is seeking to have 2 or 3 members of this Board to see if they are interested in participating in a workshop to edit the chapters. The Board would attempt to meet with Mr. Guttman during a Thursday that the Board is not currently meeting and work on the chapter.

June 16th at 7:30 would be a good day for most members to meet and work with Mr. Guttman.

Technical Review Committee (TRC) May 24th

- North Lowell Road/Indian Rock Road (11-A-570 & 580), Village Center District, 37 single-family detached condo units are proposed for this site.

Mr. Joe Maynard from Benchmark Engineering addressed the Board. The parcel is just behind town hall known as the Wilton land. A variance has been filed to allow this type of housing instead of apartment-style buildings. There are some potential dredge and fill issues on the property. The applicant is looking for detached units where multi-family is allowed in the Village Center District. Water and sewer is a limiting factor on all properties in the Village Center District. There would be a 50 ft. buffer that would go around the site. The applicant would be trying to limit site work and blasting on the property. There were 50 to 60 tests pits dug. The wetland puddles on the lot and there is a culvert that goes across to Collins Brook. There is no WWPD on the property. There would be sidewalks; it is not known who will be maintaining them yet. Chairman Morris asked about the detention area; the applicant stated that all the water currently goes there now. It would be a closed drainage system that may expand onto the commercial area on the next lot, also owned by the applicant. A large component of the drainage will be infiltration.

In a separate discussion, the Board talked about how shared drainage is not always the most practical across several properties.

The Board has no issues at this time.

ZBA – June 14th

- Case 16-2016, (lot 25-D-39 & 40), 36 Marblehead Rd, Variance requested to subdivide into an 8 unit condominium project

- Case 17-2016 (lot 25-D-39 & 40), 36 Marblehead Rd, Variance requested to reduce the WWPD buffer to 25 ft.

Mr. Maynard addressed the Board. Chairman Morris recused himself. Mr. Maynard reviewed the changes made to the original plan. 2 of the 8 structures will be in the WWPD. The soil scientist thinks that keeping the homes close together in the WWPD will be the best way to manage the project. This would keep the structures close together for minimal impact at the front of the lot. Impervious coverage is 9%. There would be a 14 ft. wide private driveway.

Mr. Doug Roberts addressed the Board. He is an abutter on Canterbury Road. He feels like this is a good solution and they are looking for the support of the Board.

Mr. Mike Fury, Emerson Rd. addressed the Board. There will be less impact and less clear-cutting for the neighbors.

Mr. Wayne Morris. Chairman of the Rock Pond Conservation Association, addressed the Board. He is in favor of the plan as presented. The applicant is willing to work with UNH to produce a solid plan.

Mr. Bruce Real, 30 Marblehead Rd. addressed the Board. He thinks the plan is a great improvement. He has concerns for safety in the past.

Mr. Maynard will seek a variance from ZBA and would appreciate any support the Board could provide.

The Board feels that this is an excellent plan being put forth.

- Case 18-2016, (lot 17-M-142), 8 York Rd, Variance to construct a dwelling on an underside lot and not meet the setbacks

The lot had 21.9% current impervious coverage. The new plan is 29.1% proposed impervious coverage. There would be a new septic and a new well installed. The old structure is being raised.

The Board has no issues at this time.

Correspondence/Mail

Canobie Lake Protective Association sent a brochure to the Commission.

South East Land Trust also sent a brochure.

Misc. Items

Protecting Land at 10 Pine Hill Rd Stephan Dapergolus
Chairman Morris did not contact this individual. He will follow up.

A motion was made by Mr. Finn to adjourn at 8:42 pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

Respectfully, submitted by Anitra Brodeur