



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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**Conservation Commission  
Meeting Minutes- Draft  
Thursday June 11, 2015  
7:30pm @ Community Development Department**

### Attendance

**Chairman Wayne Morris- Present**  
**James Finn- Present**  
**Lisa Ferrisi- Present**  
**Justin Pare- Excused**  
**Jason Rodgers- Excused**  
**Pam Skinner- Excused**

**Meeting Minutes** – Review and Approve, May 28 Ms. Ferrisi made a motion to approve the minutes. James Finn seconded.

### Discussion

#### **Campbell Farm Subcommittee Update**

Mr. Finn discussed the Preservation Alliance. There will be a plan or proposal set forth in mid-July. There were discussions around the sale of property (parcels). There is a non-public issue that will be addressed later in the meeting.

#### **Master Plan Natural Resources Chapter Update**

Mr. Pare and Ms. Ferrisi would like to spearhead the effort and to do so collaboratively.

#### **Technical Review Committee (TRC) - June 23<sup>rd</sup> No Cases for Review**

#### **Planning Board - June 17<sup>th</sup>, July 1<sup>st</sup>, July 8<sup>th</sup> No Cases for Review**

The Planning Board would like input from the Trails Committee. The Trails Committee will meet prior to the Planning Board.

#### **ZBA Meeting – June 23, 2015**

**Case 16-2015**, Lot 11-A-410, Haverhill Rd, Construct a house within the WWPD.

Joe Maynard from Benchmark Engineering addressed the Board representing Chris LaFrance. This project is going before the Zoning Board for a variance. It will also allow the driveway to have two wetland crossings. There is technically no access to Route 111. It is a landlocked 3 acre piece of property. Access will be on an easement. The wetlands comes through this piece of land in a significant way. The request will be for the house

in the upper left hand corner of the lot and gravel for the septic system. The abutting properties are all on Hardwood Rd. and are all developed. The neighboring lots are all developed under WWPDP but when they were constructed, in the 1980's, there was no such category. The proposed driveway width would be 12 feet by 800 feet. Chairman Morris asked if Mr. Maynard would need special approval from police and fire. Even if police and fire wanted a wider driveway, Mr. Maynard would like to narrow the driveway near the crossings. The discussion of the bottomless boxed culvert and the regular culvert also arose. There is a proposed vegetative swale. There is no room in the front of the lot for the house and septic. Historically, this was a lot that did not, nor does it presently, appear to be a wetland area, yet, on closer inspection, it does appear to be. Mr. Finn indicated it is unfortunate that the house and septic must sit in that corner of the lot. The Board has no objection to the proposal.

**Case 17-2015**, Lot 11-A-350, 14 Haverhill Rd, Construct 75 town house condominiums, which is not a permitted use, in the Limited Industrial District.

Joe Maynard from Benchmark Engineering addressed the Board representing Alanzo Realty Trust who owns the property. There is a wetland that is visual from Route 111. A variance is needed because it is listed as "Limited Industrial". The wetland creates a limited buffer to protect the potential condominiums from Route 111. Residential use would be much less of an impact than industrial. They would look to break up the drainage throughout the site. The access road near the wetlands would be for access to the wells. There was a discussion about whether or not it would be better to go to Planning Board instead of ZBA. The number of units, again 75, were calculated based on the maximum amount of number of gallons used in a day. From a Conservation perspective, there is no opposition at this time. However, it is not aesthetically pleasing. The cell tower on the property is 190 feet high and it does have radius around it to protect it. Tom Case addressed the Board. He would like to say a project of this magnitude requires a zoning change, not a variance. The Board has no comment beyond this at this time.

**Case 19-2015**, Lot 11-A-860, 35 No. Lowell Rd, Construct an addition with portion of building and septic in WWPDP

Joe Maynard from Benchmark Engineering addressed the Board on behalf of the homeowner. The proposed change in the interior of the building would be that each resident would get his or her own bathroom. Also, it is proposed that the septic system be replaced at his time. The encroachment total would be about 500 sq. ft. Chairman Morris has no objections except 601.4.8 at this time.

**Case 20-2015**, Lot 22-L-73, 35 West Shore, Construct a house in the Cobbetts Pond/Canobie Lake Watershed Protection District

Joe Maynard from Benchmark Engineering addressed the Board on behalf of the homeowner. This is connected to a Dredge and Fill Application. There would be a seasonal dock put on the property. This is a pre-existing non-conforming lot. The owners would be allowed to fill in the old boat house pictured on the plans. There is a new septic system and the proposal meets the vegetation ratios required by the state. This would meet the Shoreland Protection Permit; what is there now is what will be there after the work is accomplished. There would be no drip line drainage for the roof per the state regulations.

**Case 21-2015**, Lot 17-J-104, 15 Rocky Ridge, Construct a house in the Cobbetts Pond/Canobie Lake Watershed Protection District

Joe Maynard from Benchmark Engineering addressed the Board on behalf of the homeowner. There is an existing year round property on the land. The homeowner was not interested in having a new home that blocked the views of her neighbors. There is 20% building coverage standpoint. The lot coverage would be 24% under the proposal. However, other aspects of the lot would be lower than the required ratios: sidewalks, parking area. The lot is a 6,000 sq. foot lot. The lot will end up with a new well, a new septic system, etc... The Board had no

questions or concerns at this time. The drip edge on the roof will be present. 1157 is the square footage of the current house. The proposed dwelling would be 1826 square feet. The garage will be a one bay garage with a 5 pitch roof. The neighbors' decks look over the structure and do not obstruct the view to the pond.

**Case 22-2015**, Lot 17-L-111C, 23 Walkey Road, Demolish and construct a new home on non-conforming lot in the WWPD and the Cobbetts Pond/ Canobie Lake Protection District

Joe Maynard from Benchmark Engineering addressed the Board on behalf of the homeowner. There is a failed septic on the property. There is a small ranch that is not in good condition. The existing house would get demolished. The new septic system would need a waiver because it is in proximity to the well. It is in WWPD because of the brook. Because the lot is small, everything fits within the buffer. The Board has no questions or concerns with the proposals.

**Case 23-2015**, Lot 17-I-111, 31 Walkey Road, Demolish and construct a new home in the Cobbetts Pond/Canobie Lake Protection District.

Joe Maynard from Benchmark Engineering addressed the Board on behalf of the homeowner. This sits at the very end of the road. The lot exerts shore land protection from both sides. The new proposal would happen in the current footprint. The existing septic system is only about 8 years old. There is a big open piece of yard. The new structure does include a garage. The lot is 17,000 square feet. The Shoreland Protection permit is still in the process of being complete. The basement will be lifted out and will be above the flood elevation. The variance would be to tear down and build a new home. The Board has no questions or concerns with the proposals.

### **DES Dredge and Fill Applications**

**Lot 20-D-2300**, London Bridge Road 1856sf of wetlands, containing an intermittent stream, to construct a roadway with a 70' long, 3' wide x 2' high open bottom box culvert to access a 12 lot single family residential subdivision on a 27.38 acre parcel of land.

A letter was read by James Finn in support of this application. The letter states that there is a minimum impact. There are 13 different approvals for the project. It should be noted that this involves an open bottom boxed culverts.

**Lot 11-A-410**, Dredge and fill a driveway to a buildable area (connected to previous ZBA discussion)

Joe Maynard from Benchmark Engineering addressed the Board. There would be two 15 inch pipes to accommodate the proposed 50 year storm scenario. The photos of the property are both flat and forested.

**Lot 17-L-78**, Dredge, fill and clean a drainage ditch that flows to Cobbetts Pond

Joe Maynard from Benchmark Engineering addressed the Board. This is 30 Horseshoe Road. There as a garage that was granted last year. There is a ditch that is in disrepair. This is a wetlands permit plan to reshape the channel and install the settling area. This is in the category of maintenance work for a culvert that goes to the pond.

**Lot 22-L-81**, Dredge and fill in old boat house

Joe Maynard from Benchmark Engineering addressed the Board. This is connected to Case 20-2015 above.

**Lot 25-G-115**

Joe Maynard from Benchmark Engineering addressed the Board. Construction of beaches are allowed under state regulations. The concerns last time were around the height and length of the wall and the material that the wall would be made of. There would be a swale and there would be steps into the pond. The plans for now is to put a perched beach on the property. The permit is asking for far less than is allowed by the state. There is an old stone foundation on the lot on the property. The Board has no issues now that the concerns have been addressed from the previous presentation of the proposal.

**Misc. Items**

Boardwalk and bridge construction at Fosters Pond will begin in July. .

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

A motion was made by Ms. Ferrisi to go into non-public at 9:20 pm. Mr. Finn seconded.

A motion was made by Mr. Finn to come out of non-public at 9:31. Ms. Ferrisi seconded.

Meeting adjourned at 9:31.