



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday June 22, 2017 7:30pm @ Community Development Department

Attendance

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

Meeting Minutes – Review and Approve – June 8, 2017

A motion was made by Mr. Morris to approve the June 8th meeting minutes as presented. Seconded by Mr. McFarland. Vote 3-0-1. Mr. Finn abstained. Motion passes.

Discussion –

Campbell Farm Sub Committee- There were letters of interest in the curatorship. Mr. Finn is trying to contact the other individuals that attended the open houses and following up on their level of interest. Mr. Chris Atkins will be over to mow the fields of Campbell Farm in the next few weeks.

Forestry Committee- Wanda Rice, Forestry Committee, addressed the Board. Ms. Rice is seeking permission to extend their trail work beyond Osgood, Bayberry, and Settlers' Ridge, asking permission to extend the trail next and work in that area. Mr. Morris would like to get a hold of Shane Gendron or Peter Zohdi so that he can take a look at the proposed trails. Mr. Morris will coordinate with Ms. Rice on the project.

A motion was made by Mr. Morris to allow the Forestry and Trails Committees to make the loop trail on conservation land and to allow the developer to create a few bridges. Seconded by McFarland. Vote 4-0.

(The Forestry Committee would mark the trails.)

Planning Board – none

ZBA- 6/27/17

Case #13-2017 Lot 21-H-14A Applicant – Anthony Oliveri, JKR Properties, LLC **Owner** – Cheryl Albert
Location – 20 Lakeshore Rd **Zoning District** - Residential A Variance Relief is requested from **Sections 501, 702 & Appendix A-1** to allow the construction of a 28'x40' 2 story, 2 bedroom single family home, 10' from

Lakeshore Rd, 10' from each side lot line on a lot containing 11,656 sf and 48.69' of frontage where a 50' front setback, 30' side setbacks, 50,000 sf. of land area and 175' of frontage is required in the Residential A zone.

Suggestion from the Board: Meet the 20% coverage as it is in the Cobbetts Pond Watershed, permeable pavement or porous pavement or roof run off catchment.

Case #14-2017 Lot 3-B-625 Applicant – Benchmark Engineering, Inc. **Owner** – 183 Rockingham Road, LLC **Location** – 183 Rockingham Road **Zoning District** – Commercial A Variance relief is requested from **Sections 401, 501, 601.1.1, 601.3, 601.4.8.4.1, 602.2, 702, 702.5 & Appendix A-1** to construct additional parking along with the construction of a utility building 15' from the side setback and within 100' of the WWPDP where 50' side setback and 200' from the WWPDP is reqd. and to allow parking 30' from the WWPDP setback and within 50' of the Northerly lot line with a 0' vegetated buffer where 50' and 100' is required in the Commercial A zone.

Mr. Joe Maynard addressed the Board. Mr. Maynard stated that the property was redeveloped several years ago. There is a new office complex on the land now and is now in the WWPDP. Mr. Maynard is looking to increase the parking; the proposal would go 100 and 200 foot in the WWPDP. There is a row of solar trees that would be down hill along with the cistern. All improvements are above where those items are. A detention pond and pump would allow none of the run off which would go into the wetland first before going into the wetland. 38-40 parking spaces would be generated by the expansion. Mr. Morris asked if the parking lot met all of the original requirements. It did. Yet, the call center and the salon, as current clients, are big users of the spaces so the client would like to add more. There is nowhere left to expand after these parking spaces are potentially added. The additional detention pond will handle just the run off of the expanded parking lot. Mr. Maynard described an open pond with a slotted wear outlet and a swale at the end of it.

Mr. Norm Babineau, 188 Rockingham Road addressed the Board. Mr. Babineau asked if all of the parking lots were on the property. Mr. Maynard clarified that there were no parking lots on any of the easements from the town. Mr. Babineau had no other questions as an abutter of the property.

The Board has no issues at this time. The board acknowledges that the swale and detention pond are encroaching very close to the wetland. Yet, they do still support the project.

Case #15-2017 Lot 16-P-505 Applicant – Benchmark Engineering, Inc. **Owner** – 16 London Bridge Rd, LLC **Location** – 2 Fourth St aka 59A Ministerial Rd **Zoning District** – Residential A Variance relief is requested from **Sections 501, 616.6.4.2, 702 and Appendix -1** to construct a new year round home 20' from the front lot line to Ministerial Rd, 7' to an easement for Fourth St and 4' from the rear lot line with 35.8% impervious coverage on a lot having 7205 +/- sf and 157' +/- of frontage on Ministerial Rd where 50,000 s/f, 175' of frontage 50' from the front lot line, 30' from side and rear setbacks is required and no more than 30% impervious surface is allowed.

Mr. Joe Maynard addressed the Board. This property is not on the pond. The property would have a Clean Solutions septic system for a 2-bedroom house. The lot coverage is 35.8% currently. A variance has been submitted; 30% is the limit but that is being mitigated with drainage improvements and permeable pavement; the only impervious is the house itself. Mr. Maynard would be below 20% without having to factor in the street itself.

Seth Conway, 1 Forth St. addressed the Board. He is an abutter. Mr. Conway has resided on the property for some time. The road has had standing water at certain times. Mr. Conway also reported that, to his knowledge, the property address has changed. In his opinion, the lot is very small. Mr. Maynard explained that the posting

of the property has changed and he has had discussions about this with the employees at Community Development. Mr. Maynard reiterated that the house would share a well with another house, which is allowed. Mr. Maynard explained that the drainage is being swaled around the house.

Mr. F. Waters addressed the Board. Mr. Waters is the previous owner of 1 Fourth St with his wife Ellen. Mr. Waters is questioning the setback of 7 feet and how there is enough room for a swale. Also, there is another setback of 4 feet. He is concerned that the structure is being shoehorned into the property. Mr. Maynard showed Mr. Waters that Fourth St is an easement on this lot; he showed Mr. Waters the driveway on the plan. Mr. Waters asked for clarification around where the driveways were in relation to the Fourth St. easement on the property. Mr. Maynard stated that there were about 12 feet of pavement. On the abutting lot, there are 5 properties together that were merged together as one building lot. The town sold it to a neighbor who then sold it to the developer. It is not a pre-existing lot of record. Mr. Waters voiced his concerns around the drainage. The well is on the abutting property that they purchased from the town.

Mr. Morris stated he understands the concerns of the abutters. The precedent has been set long ago that property owners are allowed to go through the variance process. Once the precedent has been set, it is difficult for the town to deny such requests. Clean Solutions tanks were discussed and that they are only as good as the maintenance. Suggesting that applicants need to maintain their systems might be a suggestion. Also, the Board can suggest pervious pavement and/or a maintenance contract. Mr. Maynard stated that when review is gone through with Keech/Nordstrom, the town engineer, these suggestions and contracts are also gone through as well. A contract is signed and the client signs agreement paperwork.

Case #16-2017 Lot 13-J-6 Applicant – Daniel Cook & Genuina Giguere **Owner-** Daniel Cook & Genuina Giguere **Location** – 7 Dow Rd **Zoning District** – Rural Variance relief is requested from **Sections 401, 405, 406, 702 & Appendix A-1** to allow the razing and replacement of the existing dwelling and deck with a new dwelling and deck and also add 6’ to the Westerly side of the new dwelling on a lot having 135’ frontage, 17000 +/- sf of land and setbacks of 26’ for the deck and 37’ for the home on Shadow Lake where 50,000 sf of land, 175’ of frontage and 50’ front setback from lake is required in the Rural zone.

Mr. Dan Cook addressed the Board. Mr. Cook showed the plan to the Board. It is an existing home with a deck and the owners would like to add 6 feet to the west. There will be a brand new septic system. State Approved septic and Shoreland permits were with the applicant and he showed them to the Board. The client discussed the improvements he was making to the property including the new septic system.

The Board has no issues at this time.

Misc. Items

Forestry Committee- Mr. McFarland stated that Mr. Finn’s term is up and he did not know if he was interested in staying on. Mr. Finn is interested in staying on.

Non-Public per RSA 91-A: 3 (d) & (1)

A motion was made by Mr. Morris to go into non-public session at 8:14pm under RSA 91-A: 3 (d)(1). Seconded by Mr. Skinner. Roll call vote: Ms. Skinner, Vice Chair Finn, Mr. Morris, and Mr. McFarland-yes. Vote 4-0. Motion passes.

The Board discussed a potential land purchase.

A motion was made by Mr. Morris to leave non-public session at 8:36pm. Seconded by Ms. Skinner. Vote 4-0. Motion passes.

A motion was made by Mr. Morris to seal the non-public minutes for a period of 2 months given that it render a proposed action ineffective. Seconded by Mr. McFarland. Roll call vote: Ms. Skinner, Vice Chair Finn, Mr. Morris, and Mr. McFarland-yes. Vote 4-0. Motion passes.

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

Respectfully submitted by Anitra Brodeur

Approved