



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday June 8, 2017 7:30pm @ Community Development Department

Attendance:

Chairman Lisa Ferissi- present
Vice Chair James Finn- excused
Pam Skinner- present
Brain McFarland-present
Wayne Morris-present
Dave Curto-arrived at 7:35pm

Meeting Minutes – Review and Approve – April 27, 2017 and May 11, 2017

A motion was made by Mr. Morris to approve the draft minutes for April 27th and May 11th. Seconded by Mr. Curto. Mr. Vote 4-0-1. Mr. McFarland abstained.

Discussion

Campbell Farm Sub Committee. The subcommittee will review the applications for the curatorship. Mr. Morris will call Chris Akins to look at the property in regards to mowing. The Board discussed how there are birds but nothing in the ground displaying presently. A quick observation shows there are no birds currently nesting in the grass. A section could be designated for birds at a later time if needed. Mr. Akins will do the first mowing.

Water Study Sub Committee (Planning Board)

Mr. Alan Carpenter addressed the Board as a member of the Planning Board and a new member of the Water Sub Committee. Mr. Carpenter was here to discuss the subcommittee and invite a Conservation Commission member to join the subcommittee. Mr. Carpenter stated that the Planning Board has recently heard many cases for commercial and residential development. Mr. Carpenter further discussed the potential Water Chapter of the Master Plan. Mr. Carpenter discussed drawing maps of the water table to track the level over time. Also, quality and quantity of the water was discussed. Mr. Carpenter stated that this may be an issue that does not go away; the new subcommittee has not had their first meeting yet. The subcommittee will likely meet every other week for about 90 minutes. The subcommittee would hope to talk with DES during some of these meetings as well. The subcommittee meetings will be open to the public. Mr. Carpenter discussed the concerns of citizens who no longer had water; it s a huge issue for many residents and it will continue to be a concern. Municipal water may be an option but that is a long ways away.

Mr. Carpenter foresees that there will be an ongoing need for this subcommittee. The subcommittee will have: one WEDC member, two Planning Board members, one Conservation Commission member and one citizen member. Margaret Crisler is the other Planning Board member.

Planning Board – none

ZBA- 6/13/17 Case # 12-2017 Lot 19-B-3005 136 Castle Hill Rd. to construct a 24'x40' garage with attic in the front yard. Variance relief is requested from **Section 703. Accessory Buildings and Swimming Pools:** A detached accessory building or a swimming pool may be erected in the rear or side yard area in conformance with the yard requirements of the district in which it is located.

Michael Willt, the owner and applicant, addressed the Board. The lot is 4 acres, approximately 200 ft. on the road and was developed by the former owner. The lot was originally 12 acres. The house is 175 feet from the road, 3 times the front setback. There is a garage on the property; Mr. Willt has a plan to build another garage in the front of the property, as that is where a garage currently sits. Mr. Willt had pictures to show the Board. The roof of the garage is barely visible from the road. Mr. Willt showed the Board the location of the proposed garage. He is interesting in complying with the setbacks set forth. Mr. Willt stated that putting the garage behind the house under the current conditions would actually be more disruptive to vegetation and the septic as it sits on the property. The cul-de-sac is accessible from Glance according to the applicant; this at the request of Mr. Morris.

The Board has no issues with the plan at this time.

Lot 14-H-14A Case #13-2017 Applicant – Anthony Oliveri, JKR Properties, LLC **Owner** – Cheryl Albert
Location – 30 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.

Application says 20, posted as 30 on both agendas (ZBA and CC)

Conflicting parcel numbers, conflicted lot numbers, conflicting street addresses, the Board cannot comment.

Application is 21-H-14A, 20 Lakeshore Rd.

Agenda says 14-H-14A, 30 Lakeshore Rd.

Please correct posting to Conservation and ZBA.

DES Permits & Correspondence - none

Intent to Cut Applications- none

Misc. Items – 2 Letters of interest for Campbell Farm curatorship.

Recommendations to Selectmen for sale of Town owned property lot 13-K-34B (Cole Rd)

The Board viewed the map to see the location of the property. Mr. Morris made a recommendation to keep it as open space to prevent another house lot. The Board stated this open space would offer protection to Shadow Lake. The Board agrees.

Bill Hutchings, 12 Hawthorne Road addressed the Board. He has worked in national parks and has a forestry background. There is an accumulation of fuel and underbrush in a section of trails. He is looking for permission from this Board and the Conservation Commission to go back and clear out some of the underbrush. Mr. Hutchins is willing to sign a waiver. The Board advised Mr. Hutchings to contact the Board of Selectmen and they would endorse his project to that Board as well.

Chairman Ferissi hopes an intern can be used to map the Campbell Farm Trail and Landry property this summer.

The Board will also plan the path on Campbell Farm will happen once the law is mowed.

South East Land Trust- Mr. Finn may contact them to inquire about mapping the trails. Several Conservation Commission members are willing to do the mapping as well if South East Land Trust does not offer any assistance.

Trails Booklet- the Board discussed if it made sense to copy the book of past trails and then copy the new trails onto that book. Chairman Ferissi suggested that an intern could: update the trails book, update vernal pools, and update trails. These things would be a full time internship. Mr. Curto also suggested printing out the maps of the Conservation Trails and then put that onto the town map. The map would be due in August. The book is available online and it could be sent to the publisher electronically, hopefully with revisions. Mr. Curto volunteered to start looking into this.

Mr. McFarland discussed the Forestry Committee and any potential volunteers for that committee.

The Trails Committee met last Saturday at Highclere. The applicant mapped the trails and several suggestions were made to the applicant. The trails would connect three neighborhoods.

Mr. Morris, Mr. Finn and Mr. Babineau went out to look at Wood Meadows. Two trails would be closed off that has eroded and bring conservation land into the network. They would like permission to maintain some of the trails that run across Conservation land. Mr. Curto stated that a resident of Wood Meadows has had an issue with ATVs in the area. The residents will be posting the need to not have ATVs in the area, as work on the trails is ongoing. Mr. McFarland stated that there is a new camera that will be used to monitor the property.

DOT culvert notification, roadside ditch on Mammoth Road, notification

Water Subcommittee- the Board discussed who would like to volunteer. The Board discussed having a rotating schedule. Mr. Morris would do the first meeting and it would be done on a rotating schedule with Conservation Commission members.

A motion was made by Mr. Morris to adjourn at 8:41pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur