



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Draft Minutes Thursday July 13, 2017 7:30pm @ Community Development Department

Attendance

Chairman Ferrisi- arrived at 8:35pm
Vice Chair James Finn- present
Pam Skinner- present
Wayne Morris- present
Dave Curto- present
Brian McFarland- excused

Meeting Minutes – Review and Approve – June 22, 2017

A motion was made by Ms. Skinner to approve the June 22nd meeting minutes as presented. Seconded by Mr. Curto. Vote 4-0. Motion passes.

Discussion

Campbell Farm Sub Committee

Vice Chair Finn stated that he has received as many as 35-40 inquiries about the property. Yet, there are only a few detailed written submissions about the curatorship. The deadline was July 12th and the committee will begin to look through the proposals more closely.

Mr. Morris stated that Mr. Chris Akins of Field Works did do the mowing on the fields of Campbell Farm. Mr. Atkins stated that there were a bunch of nesting birds, 2 red tailed hawks, and several ground hogs. Last year there were coyotes as well. Mr. Morris asked him about mulch for erosion control. Bio-matting is often used for erosion control instead of mulch at this time according to Mr. Akins so this may be something that the Board will pursue for this site.

Planning Board – 7/19/17

Case 2017-20, Major Watershed Application (Lot 16-P-505), 2 Fourth Street aka 59A Ministerial Rd. Residential A & Cobbett's Pond and Canobie Watershed Protection District

An application has been submitted by Joseph Maynard of Benchmark Engineering on behalf of 16 London Bridge Rd LLC. This proposal is to construct a single family dwelling with a new well and new septic system.

The Board notes some erosion control measures that had been put in place since they last saw the plan. The Board has no comments at this time.

Case 2017-21, Major Watershed Application (Lot 21-K-48B), 24 Turtle Rock Rd. Residential A & Cobbett's Pond and Canobie Watershed Protection District

An application has been submitted by Joseph Maynard of Benchmark Engineering on behalf of Phillip & Beth Raymond. This proposal is to construct an addition to rear of the existing dwelling.

The Board discussed how the existing lot coverage is 14.3% and it goes up to 19.8% for overall lot coverage. The Board would like to know if there will be any porous pavement or pavers on the plan.

Case 2017-22 Final Subdivision Application & WWPD Special Permit (Lots 20-D-2500 & 2600) 16 London Bridge Road, Rural & Wetland and Watershed Protection District (WWPD) An application has been submitted by Benchmark Engineering Inc. on behalf of 16 London Bridge Rd. LLC. This project consists of a lot line adjustment to allow a land locked parcel (20-D-2600) to have frontage on a Town road and a WWPD Special Permit to allow a dwelling to be constructed on each of the two lots in the WWPD.

3.21 acres and 4 acres as the measurements of the lots. There was a previous ZBA approval for the WWPD encroachment on both lots in 2016. The Board does not recall viewing this plan when it was first brought forward last year. Yet, they also understand that the variance has already been granted. Variance was granted July 12, 2016 from ZBA. The Board would like to know if they have ever seen it. Land locked piece with a large portion of the WWPD.

The Board cannot recall seeing this plan initially in 2016. Hence, there is now a land locked piece that has been granted a variance in the WWPD. The Board finds it hard to believe they would be in support of such a variance had they seen the plan last year.

(Note: After reviewing the posted minutes on the town website, there appears to be a gap in cases heard. This Board never had the opportunity to review either Case 22 or 23 from 2016.)

ZBA- 7/25/17

Case #17-2017 Lot 13-A-90 Location – 22 Roulston Road **Applicant** – The Dubay Group, Inc. **Owner** – 22 Roulston Road, LLC c/o M. Morrissey **Zoning District** – Ltd Industrial
Variance Relief is requested from **Sections 616, 616.2.3, 616.6, 616.6.4.1, 616.6.4.2, 701.1, 601, 601.3, 601.4.6** to allow expansion of the Medicus parent parcel with Building C (39,000s/f), overall parking to 500 spaces, drainage, utilities and landscaping as proposed with a height of 42, expansion within the WWPD with 80,721 +/- sf of total area on site in WWPD, 26,714 +/- sf if pavement in the WWPD including 166 +/- new parking space with 25,823 +/- sf of area of parking spaces in the WWPD and previously permitted septic system.

Mr. Karl Dubay addressed the Board. Mr. Dubay reviewed Phases 1-4 of the Medicus Campus. Mr. Dubay is here to present Phase 5 of the project, 90,000 square feet of office space and 500 parking spaces. Medicus is now the largest private employer and is now one of the highest tax revenue sites in the town. The plan has been reviewed by TRC. The front entry way will be rebuilt and modified slightly. The existing pond will also be preserved as a wet pond. The AOT drainage feature will be modified to accommodate this pond. The existing septic system can support the new construction. There is also an additional septic system that will be built across the street to support the building. The parking spaces in the front of the building will be moved in order to create a more open entryway. In regards to the Rail Trail parking, there is signage to let people know that the parking lot is Medicus parking. Yet, they have not restricted the use of their parking lot for Rail Trail patrons.

The Stormtech system will be used to support the treatment credit of the site and help with retention and detention. There is an outlet swale that will affect the Rail Trail swale. Mr. Luke Hurley will come before the Board to present this impact in the coming weeks for a Dredge and Fill Application.

Mr. Dubay then reviewed the variances that the applicant would be applying for. Mr. Dubay also reviewed the lake criteria since a piece of the parcel is in the overlay one as previously discussed. Mr. Morris asked if the parking area needed a variance; Mr. Dubay reported that it did not. The 40 spaces that were just installed did not need a variance. This variance is for the Overlay District and the lot as a whole is over 30% of coverage, hence, a variance is needed even though a variance was not needed for the front 40 space parking lot that was technically in the Overlay District. The variance is for parking in the WWPD. The variance that was granted was for the parking lot next to the Rail Trail so that it could be expanded. Yet, the applicant never acted on it. Now, the applicant is reworking that variance to be respectful of their staffing needs as well as the wetlands. Other lots have been purchased by the applicant in this area as well, but this campus has now been “maxed out” according to Mr. Dubay. The Board and Mr. Dubay discussed sidewalks on this side of the road. There is a sidewalk on the other side of Roulston and there will be a potential sidewalk that requires Selectmen approval.

Mr. Morris then inquired about his safety concerns on Roulston Road at the Rail Trail crossing. Mr. Morris asked if Mr. Dubay or the applicant would be interested in discussing safety concerns on Roulston Road. Mr. Dubay stated that he can inquire if Medicus Corporate and Windham Community Development would be interested in being part of the meeting.

Chairman Ferrisi arrived at 8:35pm.

Misc. Items

A motion was made by Mr. Morris at 8:43pm to go into non-public under RSA 91-A: 3 (d) & (1). Seconded by Ms. Skinner. Roll call vote: Chairman Ferrisi, Mr. Curto, Ms. Skinner, Vice Chair Finn and Mr. Morris- yes. Motion passes.

The Board discussed a potential land acquisition.

A motion was made to come out of non-public session at 8:47pm. Seconded by Ms. Skinner. Roll call vote: Chairman Ferrisi, Mr. Curto, Ms. Skinner, Vice Chair Finn and Mr. Morris- yes. Motion passes.

A motion was made by Ms. Skinner to seal the minutes for a period of _____. Seconded by Vice Chair Finn. Vote 5-0. Motion passes.

Discussion of clients for Campbell Farm

Two applicants have submitted formal applications; many of the other inquiries have not submitted formal applications.

Chairman Ferrisi asked if Board members were interested in going out to the Farm to look at the bird habitat as there was evidence of a coy dog in the area. Vice Chair Finn will go with her to look at the bird habitat. The Board discussed the acreage needs of certain birds, hence, the need to figure out what birds are in the area.

The Board also discussed the graffiti at Deer Leap. The Board asked if it was imperative to put a camera out in the area to see if they could figure out who had done the graffiti. Mr. Morris will look into cameras to be located at Deer Leap to monitor the area.

Officers

A motion was made by Mr. Morris to appoint Ms. Ferrisi as Chairman. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

A motion was by Mr. Morris to appoint Mr. Finn as Vice Chair. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

A motion was made by Ms. Skinner to adjourn at 9:08pm. Seconded by Mr. Morris. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur