



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 Approved Minutes Thursday July 14, 2016 7:30pm @ Community Development Department

Attendance:

Chairman Justin Pare- excused
Vice Chair Lisa Ferissi- present
Wayne Morris- present
James Finn- present
Pam Skinner- excused
Brian McFarland- (alternate) present
Dave Curto- (alternate) present
Jason Rodgers- (alternate) excused

The meeting was called to order at 7:30pm.

Meeting Minutes

A motion was made by Mr. McFarland to approve the minutes of June 23rd, 2016. Seconded by Mr. Curto. Vote 5-0. Motion passes.

Election of Officers

Mr. Justin Pare resigned as both a member and the Chairperson of the Conservation Commission due to professional commitments.

A motion was made by Mr. Morris to nominate Ms. Ferissi as Chairwoman of the Conservation Commission. Seconded by Mr. Finn. Vote 5-0. Motion passes.

A motion was made by Mr. Morris to nominate Mr. Finn as the Vice Chair of the Conservation Commission. Seconded by Mr. McFarland. Vote 5-0. Motion passes.

The Board of Selectmen must appoint the alternate members as full members. The Conservation Commission cannot appoint.

3. Discussion

Eagle Scout Project at Foster's Pond

The Commission will send a notice to the Eagle Scout submitting the project for clarification. The Commission will also need to take a look at the potential project area.

Campbell Farm Mowing

Chairwoman Ferissi will follow up with several contacts to get a price for the mowing. The area is not sufficient to bale the hay. Chairwoman Ferissi also asked how the Commission felt about having an Audubon study done on the

Campbell Farm property. There is evidence of dumping on the property as well. Also, the Commission would like to find a way protect from further dumping. Gravel and/or topsoil would be needed to fill in in some sections as well. The Board will also work to obtain pricing for the fill. Finally, the Commission will also look into fencing to secure the property. After discussion, the Board would prefer gravel to soil.

4. Master Plan

Natural Resources & Open Space Chapter

The Chapters should be delegated to members at this point and there should be clear goals and objectives. Mr. McFarland is happy to spearhead the effort to obtain the information. Mr. McFarland will need some guidance. Ms. Ferissi will also contact the town to get updated maps as well as information for the invasive species section. The Board took a few minutes to give Mr. McFarland some contact information regarding improvement associations for the various ponds. The Board would like to see a clear list of goals and objectives for each section of the Master Plan Chapter. The Board also discussed a clearly defined list of Conservation and Open Space areas for fishing, hiking, camping etc.... The trail systems are now shown on the GIS map system on the website. It is under the open street section on the map.

The Conservation Commission would also like to add: citations, a glossary (acronyms), and a vision summary. The Board plans on adding this to their chapter. The goal would be to finish the chapter by late September/early August.

5. Planning Board, July 20th

-Case # 2016-24 Preliminary Major Site Plan / Minor Subdivision (lot 11-A-570 & 11-A-580) 1 No. Lowell Rd. In the Village Center District. Joseph Maynard/ Benchmark Engineering for Mesiti Indian Rock Rd LLC & Windham Lowell Rd Development LLC is proposing **Part 1** to extend Eastwood Drive to a cul-de-sac to allow access to three 24-unit apartment buildings. This project will be served by a community water system and individual septic systems built in three phases. **Part 2** a lot line adjustment to leave a lot for future commercial development.

The Board reviewed the plan. They discussed how the initial proposal was rejected by ZBA. The new plan has three 24-unit apartment buildings. The Board would like more information in regards to drainage. The Board would like to know more information about the proposed septic systems as well.

-Case # 2016-26 Watershed 8 York Rd. (17-M-38) Major Cobbetts Pond and Canobie Lake watershed application is proposed in Residential District A zone and Cobbetts Pond and Canobie Lake Watershed Overlay District Joseph Maynard/ Benchmark Engineering for Judy Denardo is proposing to raze the existing dwelling and construct a new dwelling. The existing impervious is 21.7% and the proposed will be 29.5%.

The Board would like to know if it is possible to keep the impervious coverage at 21.7% or as close to the number as possible. The Board would like to know if trees will be removed and if so how many.

-Case # 2016-25 / Watershed 19 Gardner Rd. (17-J-142) Major Cobbetts Pond and Canobie Lake Watershed application is proposed in the Residential District A Zone and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. Joseph Maynard/ Benchmark Engineering for Shawn & Ashley Thrasher is proposing to raze the existing dwelling and construct a new dwelling. The existing impervious is 47.4% and the proposed will be 47.4%.

The Board reviewed the plan and reviewed the significant plantings that the homeowners would need to install for the Shoreland Protection Permit. The Board has no issues at this time.

Planning Board, August 3rd

-Case 2016-10 Final Major Site Plan and WWPD Special Permit Application

11-A-520 & 11-A-520 13 & 15 Indian Rock Road in the Village Center and WWPD Districts. Applicant is Karl Dubai, The Dubai Group Property owner is Village Center Properties, LLC The application is for 3 buildings: Conservation Commission Approved

Building A is for 2,200 sq. ft. bank, Building B is for 1,860 sq. ft. retail, and Building C is for 2-story 12,600 sq. ft. (6,300 sq. ft. each floor) retail and office. The WWPD Special Permit is for 11,563 sq. ft. parking and 6,722 sq. ft. building. There is shared parking and access across the two parcels. Associated lighting, landscaping, drainage, signage and façade are also proposed.

Mr. Karl Dubay addressed the Board. Mr. Keach, the Design Review Committee and the DOT have all approved of the plan presented by Mr. Dubay. All permits on page 1 of the July 13th Keach-Nordstrom memo to Laura Scott are in the process of being obtained. The WWPD info has been added to the site plan. The placards are also being added along with signatures to the plans. The signs under Zoning Matters will also be added. The site work will be done all at once for minimal disturbance. There will also be a bike rack added. "Heritage plants" will also be added per a conversation with the landscape architect. The DOT study has also been added. There will be pretreatment and Vortek units as well. There will also be more textured rock ways and more paths. The new septic system is uphill from the property. The old septic system will not be reused as first proposed. The Board has no issues at this time.

6. ZBA – July 26th

Case # 24-2016 11 Woodland Rd lot 21-A-30 To construct a garage/ storage shed within WWPD and setback of 44' from Woodland Rd.

The setback should be 150 feet from Golden Brook. The Board would like to see gravel infiltration to prevent run off, even on the backside towards Golden Brook would be helpful.

7. DES Permits & Correspondence

Request for more information to Benchmark Engineering on the Lot 17-J-142 location of 19 Gardner Rd. Clarification is needed from the state to complete the application.

8. Intent to Cut Applications

The property is Lot M-20-LD-23-00. 6 acres selective Birch, oak, ash, beech trees were the species. The Board would like to know what the address is. Although given the lot number, the street address would also be helpful to the Board.

9. Misc. Items

Forestry Committee-Wanda Rice Chair, Norm Babineau-Vice Chair. The Committee discussed habitat planning at the town forest. They also discussed signs for the entrance to the Town Forest. No ATVs are allowed. Deer baiting at a tree stand has been left there; a letter will be laminated and left on the tree stand. Would the Board be interested in doing a short article with the Forestry Committee to be submitted to the Windham Independent to discuss proper use of town land? The Board would be interested.

Mr. McFarland asked about the by laws and where those might be available. They are available in the binder given to each Conservation Commission member.

Mr. Finn and Mr. McFarland are the two Conservation Commission members on the Forestry Committee.

Mr. Curto would like to get involved in doing more trail work. He does have connectivity to all the Gage lands from his new residence on Lowell Road. He would like to take on the project of working on the trails and putting up the markers. Mr. Curto would need to go before the Trails Committee with a concrete plan for the signage as to not disrupt things like the cross-country running trails. Mr. Morris would like to gather the Trails Committee to discuss the usage of the trail markers given to them by Mr. Dubay as well as a status update on the Highclere trails system.

A motion was made by Mr. Morris at 9:00 pm to go into non-public under RSA 91-A: 3 II (d). Seconded by Mr. Finn. Roll call vote: Mr. McFarland, Ms. Ferissi, Mr. Morris, Mr. Curto, and Mr. Finn-yes.

A motion was made by Mr. Morris to come out on non-public session at 9:25pm. Seconded by Mr. Finn. Vote 5-0. Motion passes.

A motion was made by Mr. Morris to seal the July 14th, 2016 non-public minutes for a period of 2 years. Seconded by Mr. Finn. Vote 5-0. Motion passes.

A motion was made by Mr. Morris to adjourn at 9:30pm. Seconded by Mr. Finn. Vote 5-0. Motion passes.