



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

PO Box 120, Windham, New Hampshire 03087

(603) 432 -3806 / Fax (603) 432-7362

[www.WindhamNewHampshire.com](http://www.WindhamNewHampshire.com)

### Conservation Commission

### Meeting Minutes

Thursday July 23, 2015

7:30pm @ Community Development Department

#### Attendance

Wayne Morris, Chairman- present  
James Finn, Vice Chairman- present  
Justin Pare- present  
Jason Rodgers, Alternate- excused  
Lisa Ferrisi- excused

**Meeting Minutes** – Review and Approve June 11<sup>th</sup> & July 9<sup>th</sup> A motion was made by Mr. Finn to approve the minutes for June 11<sup>th</sup> and July 9<sup>th</sup> as written. Mr. Pare seconded. Vote 3-0. Motion passes.

#### Discussion

Emily Giardina addressed the Board. She will be a junior at Windham High School and is part of a leadership group named HOBY and resides in town. She would like to help, through her leadership program, and achieve her goal of working 100 service hours. She would like to “clean up” the trail around Foster’s Pond with the assistance of her friends.

Mr. Finn made a motion to approve the maintenance of the Foster’s Pond trails by Ms. Giardina. Mr. Pare seconded. Vote 3-0. Motion passes.

(Note: Ms. Giardina was advised to contact Laura Scott or Colleen King for a memo as supportive evidence for volunteer hours. She was also advised to keep a log of her hours.)

-Walking In Windham Booklet Reprint

Mr. Finn offered an update. The project is bid out to several companies and he hopes to have a price by the next meeting.

-Mussel and Turtle Survey Cost-sharing with Friends of Moeckel Pond

They will be coming to address the Board in August and offer a status update.

-Campbell Farm Subcommittee

They will meet with the Preservation Alliance in the next month or two. The hope is that a decision can be reached about what to do with the residence at Campbell Farm. The Alliance will come in to address the Conservation Commission.

-Further Tree-cutting along Kendall Pond to View Campbell Farm Fields

Jack McCartney is trying to get a price to clear out more area so there is a view to Campbell Farm.

-Master Plan Natural Resources Chapter Update

This chapter only has been pushed back to next year according to Mr. Pare.

**Technical Review Committee (TRC) – July 28<sup>th</sup> No Cases for Review**

**Planning Board - August 5<sup>th</sup>**

**-Case 2014-33, Highclere**, Final Open Space Subdivision, and Wetland and Watershed Special Permit, Lots 11-A-1400 & 1418 (Pilgrim Road), located in the Rural District, Wetland and Watershed Protection District Zone, and Aquifer Protection District. The applicant, Karl Dubay of the Dubay Group, Inc., on behalf of the property owner, AWAC Realty Trust, is proposing to subdivide the land area into one (1) standard lot with an existing home, approx. size 5 acres; three (3) standard lots for single family residential use, approx.. size 3 – 5 acres; thirty-two (32) open space single family residential lots ranging in size from .459 to .688 acres; and eight (8) open space lots totaling approx. 70 acres. Two of the standard lots are proposed to be built off of Chestnut Street and a new road with a 2,400' cul de sac length is proposed off of Hawthorne Road to access the open space lots.

Mr. Carl Dubay addressed the Board. Mr. Dubay said that several house lots were dropped and open space has been added. Mr. Keach's review comments have also been received. Mr. Dubay is in the process of considering these comments and will resubmit these plans with these comments in mind. An EMS study was also done. The Planning Board asked where additional roads would be added and what they might look like. Mr. Dubay showed a plan of what these three alternative roads might look like. Some of these proposed roads would be a significant impact to WWPD and/or private roads/residences which would not be advantageous to the community. The placards for trailheads (metal, perhaps) were also discussed as a way to mark the trails.

EMS response time to the end of Highclere would be an appropriate amount of time in comparison to other areas in town. There will be a fire alarm and sprinkler system as well. Mr. Dubay would be happy to hear any feedback the Conservation Commission has at this time. The last lot that connects to Meetinghouse Road has been removed for a myriad of reasons at the suggestion of the town. None of the new Highclere lots (in pink) are in WWPD with the exception of the first lot close to existing homes that are also in WWPD. Luke Hurley from Gove will also be giving his final assessment for a Dredge and Fill permit very soon. The WWPD impact will be less than 30,000 sq. ft. according to Mr. Dubay.

WWPD photographs and keys for these photographs were also submitted by Mr. Dubay. Photographs were taken every 50 ft. per protocol. Two more test pits will also be dug at the requested 38 inches per the Town's engineer, Mr. Keach. There was an AOT percolation test done as well.

Solar packaging might also be an option for the homeowners of these properties.

The Conservation Commission appreciated the updates. Chairman Morris liked the idea of metal placards being placed at trail heads, a medallion type of object that can be prominently displayed in a tree to mark the trail head. Spray painting is not as functional as these proposed placards or medallions. The Commission has no issues with the proposal at this time.

**- 2016 Town Meeting Workshop – July 29**

Discussion Ordinances and Soils

**-Market Square Workshop and Growth Management Workshop – August 12**

**ZBA - July 28<sup>th</sup>**

**-Case 25-2015**, (Lot 11-C-13), 91 Indian Rock Road, Variance requested to construct an addition, with a portion of the building, parking, sidewalk and handicap ramp within the WWPD.

This permit has been withdrawn.

## **DES**

Request for more information for the Shoreland Protection Permit for 33 Rock Pond Road. Insufficient information had been submitted.

## **Misc Items**

Dave Kertow addressed the Board when invited for public comment for Highclere. He will be talking to the Board of Selectmen next week to discuss volunteering his time with the town.

Wetland application project for the dam for Moeckel Pond was discussed. This is from the Friends of Moeckel Pond to DES. Mr. Pare read online today that it had been accepted.

The Department of Transportation. Compensatory Mitigation was the purpose of the letter. Monies would be distributed to effected areas and towns. Chairman Campbell did discuss the distribution of the funds with Nick Coates, the Executive Director of the project.

A Walking in Windham book from 1998 was also found in the black box.

Copse Hill Estates. Part of the approval for this development was an item that contained the need for a trail that would be marked and constructed. The stakes have been set down but the trail has not been cleared. The deadline for the trail would be August 1<sup>st</sup>, 2015. Laura Scott has been in contact with Peter Zodhi, the developer, about the need to clear this trail as part of the approval process. The Commission would like to see the trail cleared within the allotted time frame.

Back to the Future, Changing Sense of Place was a mailing that spoke to a meeting on November 7<sup>th</sup>, 2015.

The Reliability Project. This concerns the corridor near Mammoth Road and goes into Pelham. This was in the black box but it was not on the agenda.

The current use monies for the Commission is \$327, 982. 50. \$108,000 would also be available according to Rex Norman in the near future.

Mr. Pare made a motion to adjourn at 8:26 pm. Mr. Finn seconded. Vote 3-0. Motion passed.

Next Meeting: August 13, 2015

