



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday July 28, 2016 7:30pm @ Community Development Department

Attendance:

Chairwoman Lisa Ferissi- excused

Vice Chair James Finn- present

Wayne Morris-present

Pam Skinner- present

Brian McFarland- (alternate) excused

Dave Curto- (alternate) present (seated for Ms. Ferissi)

Jason Rodgers- (alternate) excused

2. Meeting Minutes – Review and Approve – July 14, 2016

A motion was made by Mr. Curto to approve the July 14th minutes as presented. Seconded by Mr. Morris. Vote 3-0-1. Ms. Skinner abstained.

3. Discussion

Campbell Farm Sub Committee

Members of the Preservation Alliance were also in attendance for the last subcommittee meeting. They will come up with a curatorship program for the Campbell Farm Homestead. The plan is to come up with a plan by the end of August. A vendor will hay the Campbell Farm fields for the price of the hay on the field. Mr. Morris was recently able to secure that agreement.

A motion was made by Mr. Morris to make a payment not to exceed \$582,000 to pay the remaining principal payments and including interest accrued to this point on Campbell Farm. Seconded by Mr. Curto. Vote 4-0. Motion passes.

NOTE: Campbell Farm will be paid off completely after this payment is made. The Board also had a brief discussion about the parking at Campbell Farm.

Updating the Chapter of the Master Plan

The Committee is utilizing Drop box to coordinate the editing of the Master Plan Chapters. Ms. Ferissi, Mr. McFarland, and Mr. Curto have been working online to edit these pages and update the maps and research the historical background of some of the lands.

4. Technical Review Committee (TRC) 7/26 & Planning Board 8/17

Case 2016-28 7-A-726 5 Cardiff Rd Proposal for driveway in WWPD to provide access to proposed house. The application is to fill the front of the lot for the access, for a 5,820 sq. ft. WWPD impact.

Mr. Shane Gendron addressed the Board. Cardiff Road was a connection between two larger roads when the Castle Reach subdivision went in in 2001. The applicant is interested in improving the grade of his lot utilizing the fill from the I-93 project. The applicant hopes to improve the grade of his lot. The road is between the wetland and the WWPD. The Board discussed the connectivity in this neighborhood. The applicant does have silt fencing up on his property and has stockpiled fill from the I-93 Project.

The fill will improve access to the lot and will also make the grade of the lot less steep.

The Board has no issues at this time.

Case 2016-27 Lot 20-D-1200 90 London Bridge & 20-E-300 Bear Hill Rd 21 lot subdivision with 3 open space lots for a total of 24 lots. Application is for Design Review. Applicant has submitted WWPD and Final Subdivision application. Properties are in WWPD, Aquifer, Floodplain, and rural zoning districts. Waivers are requested from Section 601.2.5, 601.3.9 and 602.2.4 of the subdivision regulations.

Mr. Shane Gendron addressed the Board. The applicant is interested in created a 21-lot open space subdivision on two lots. There are two proposed boxed culverts. There are about 60 acres. 73% would be open space. The alteration of terrain has already been approved through DES. The lots would be found up on the plateau once the grade has been established. The Board discussed the steep contours of the grade along with where the wetlands and culverts would be located. The trails are not shown on the current plan. Peter Zodhi would like to meet with the Trails Committee to properly place the trails on the plan.

The Board mentioned that there was an Eagle Scout interested in assisting with the connectivity of the trails. The applicant and the Eagle Scout are in contact in regards to the project. The Board and the applicant viewed the grade on the town GIS maps. The Board has done a site walk on the property previously.

The Board would like to plan a site walk at the same time as the Planning Board and the applicant. The Board has no issues at this time.

5. ZBA – August 9th

Case #25-2016 38 E. Nashua Rd lot 2-B-300 The applicant is looking to sub-divide the parcel into 2 lots. Section 702 App.A-1 to allow frontage of 152 ft. for lot A and 90.5 ft. for lot B where 175 ft. is required.

Mr. Ryan Carr addressed the Board. The lot is currently 3.86 acres. The variance application would be for the frontage. Both applications, which present different divisions of the lot, will go in front of the Zoning Board. There are no wetlands or WWPD on the property. The applicant would be lot sizing by soil and would be in compliance.

The Board has no issues at this time.

Case # 26-2016 18 Depot Rd lot 3-B-952 The applicant is looking to sub-divide the parcel into 2 lots. Section 702 App. A-1 for lot 3-B-952 frontage of 134.53 ft. where 175 is required. For 2nd lot frontage of 134.60 ft. where 175 is required and will be 81.56% of the required lot area by soil type.

Mr. Shane Gendron addressed the Board. The lot has 2.7 acres of land. Mr. Jim Gove did the soil testing on the lot. The applicant would like to request a variance to subdivide the properties. The applicant is interested in purchasing the property from the abutters; they cannot get a hold of the abutter to inquire. There are two applications because one application has equal frontage and the second application does not. The lot is 19.6% short of what it needs to be. If the lot were acquired, they would have the property they needed to be in compliance.

Mr. Morris is concerned about the undersized lot. He would like to see the applicant acquire the abutting property to be in compliance with lot size (by soil standards). Unlike on ponds, this is not a lot of record as the small lots on the ponds. The Board echoed these concerns.

Case # 27-2016 18 Depot Rd lot 3-B-952 The applicant wished to sub-divide parcel into 2 lots. Section 702 App. A-1 frontage of 93.13 ft. where 175 is required and will be 80.44% of the required lot area by soil type.

See above.

Case # 28-2016 23 Mitchell Pond Rd lot 3-A-640 Relief from Section 601.3 to allow an in-ground pool in the WWPD, which is not an allowed use.

The applicant was not present.

After viewing the plan, the Board would like to know, based on the plan, is it possible for the pool to move any closer to the house so there is more of a setback from the pond.

The Board would also like to know where the chemicals from the pool would be discharged to in order to protect the pond.

6. DES Permits & Correspondence

None.

7. Intent to Cut Applications

None

8. Misc. Items

None.

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

A motion was made by Mr. Morris to adjourn at 8:20pm. Seconded by Ms. Skinner. Vote 4-0. Motion passes.