



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday August 11, 2016 7:30pm @ Community Development Department

1. Attendance:

Lisa Ferissi, Chairwoman-excused

James Finn, Vice Chairman-present

Brian McFarland, alternate-present (seated for Ms. Skinner)

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

Wayne Morris- present

Pam Skinner-excused

Jason Rodgers, alternate-excused

2. Meeting Minutes – Review and Approve – July 28, 2016

A motion was made by Mr. Morris to approve the July 28th, 2016 minutes as presented. Seconded by Mr. Curto. Vote 3-0-1. Mr. McFarland abstained. Motion passes.

3. Discussion

Campbell Farm Sub Committee

The subcommittee is still waiting on information from the Preservation Alliance. A farmer started haying the fields at Campbell Farm, yet, due to a family medical problem, he is no longer able to do it. Mr. Morris will be reaching out to several other farmers in the area.

The Campbell Farm bond was paid off last week. It was paid off 8 years early. The early pay off saved the taxpayers \$103,000.

Eagle Scout Project at Foster's Pond

Mr. Alex Jensen from Life Scout Troop 266 addressed the Board. He referenced a footbridge located on Foster's Pond. He would like to replace this bridge as his Eagle Scout project. Mr. Jensen does not believe posts will be required. The existing bridge is 30 feet long. The replacement bridge will be 40 feet long. Mr. Morris would like to go out to the site to take a look for the sake of proper placement as it was moved off of private property to town own land and to review what needs to be done out there. Jim Dreyfus and Mr. Jensen (Alex's father) have also been out to the site to add their input. Mr. Morris would like to see the Conservation

Commission involved in the early stages of each Eagle Scout project that is planned on Conservation land, hence, he would very much like to see the project site to add additional input and to see the plan. The Board discussed the exact location of the bridge with Mr. Jensen.

A site walk is planned for Monday, August 15th, 2016 at 5:30pm.

4. Technical Review Committee (TRC) August 8th & Planning Board as stated

Case 2015-35 (Lot 18-L-300 & 201) Gateway Park, 55 & 67 Range Road, Final Major Site Plan/Final Housing for Older Persons/Major Watershed Application has been submitted by The Dubai Group, Inc. on behalf of Angle Wood Pond Realty Trust, Inc. & Duck Pond Realty Trust. This property is in the Professional, Business & Technology (PBT), Residence A and Cobbett's Pond & Canobie Lake Watershed Protection Districts. The Applicant is proposing to develop this 32 acre site into a mixed use development of offices, restaurants, medical facilities, spas and fitness centers, retail, commercial service, Housing for Older Persons and an integrated park. **This Application is scheduled for review at the September 7th Planning Board meeting.**

Mr. Karl Dubay addressed the Board. On the property, neither drainage ditch is in the WWPD. Mr. Dubay stated that there were several suggestions from this Board integrated into design review. There is a mixture of office space, restaurants, pedestrian areas, and senior housing. The Gateway Green Townhouses will face the landscaping and woods, not the road. For the wetland impacts, there are three. They are along the front of the site. The ditch on the left side is a wetland area along the trees. Drainage will be fully contained on site. The site is in the lake overlay protection zones for both Cobbetts and Canobie. The flows of the drainage ditch on the right hand side will be managed and treated on site. The site will be 30% impervious surface.

Mr. Morris asked about the drainage system in relation to the parking areas. There are no parking or road dead-ends. Mr. Dubay stated they have tried to reduce the parking area as much as possible. In order to plan parking, septic also needed to be planned in relation to nitrate overlap. Storm trek packaging under the pavement is where most of the drainage is located. There is also recharge under the pavement as well. There are roof collector systems in the two front angled-roofed buildings.

The Board asked Mr. Dubay about a timeline. He stated that, like most projects, the construction of the buildings is user-driven. A phasing plan will be clearer when companies decide they would like to inhabit these buildings.

In regards to porous pavement, the ordinance says you cannot have a driveway within 75 feet of a wetland. There is a driveway that was moved on the plan to accommodate those regulations. There will be a naturalized park in the back. A lot of the area will be mowed meadow. There will be no fertilization. The Board also discussed recreation activities that would occur in the park area. Mr. Luke Hurley will submit wetland impact packaging. The Board asked what happens with the porous pavement over the wetland. The drainage will be put under the pavement. The

flows will be isolated and treated and recharged. There will be catch basins that will also be used to the center of the lot. The flow from the center of the lot has been intercepted so there is a reduction in flow towards the front of the lot. There are three large systems further back doing the bulk of the drainage, hence, the front of the lot is relatively clear of drainage.

The applicant is not relying on any pre-treatment systems at this time. Mr. Morris commended Mr. Dubay for his work and stated this is what the town envisioned for PBT.

The Board has no issues at this time.

Case 2016-11 (Lot 18-L-400), 49 Range Road, Final Major Site Plan This Application has been submitted by Edward N. Herbert Associates, Inc. on behalf of Mashop Development, LLC located in the Professional, Business & Technology District, Residence A District, Cobbetts Pond and Canobie Lake Watershed Protection District & Wetland and Watershed Protection District (WWPD). The Applicant is requesting to amend its approved site plan signed on May 15, 2013, with this Major Site Plan. This plan shows approximately 1.5 acres of disturbance/re-grading of the site. The disturbance was outside of the WWPD. **This Application is scheduled for review at the August 17th Planning Board meeting.**

The Board has reviewed the plan before. The Board commented that it is an improved site plan. The Board has no issues at this time.

5. ZBA – August 23rd

Case # 24-2016 Lot 21-A-30 11 Woodland Rd a variance application for which is a 31,885 sq. ft. lot in the Residence A, Wetland & Watershed Protection District (WWPD). The applicant proposes to build a garage/storage shed on this lot Relief from the following Sections of the Town of Windham Zoning Ordinance and Land Use Regulations are needed: **Sections 601.3** to allow the construction of a garage/storage shed in the WWPD which is not allowed. **Section 702, App. A-1** to allow the garage/shed to be 44 ft. from the front lot line where 50 ft. is required.

The Board has no issues at this time.

6. DES Permits & Correspondence

Mr. Elliott Zatski, 25 Gaumont Road, addressed the Board. He has 27 feet of frontage where 75 feet are required for a seasonal dock. He would like to apply to DES for a permit.

A motion was made to sign the permit by notification for a seasonal dock at 25 Gaumont Rd. Seconded by Mr. Curto. Vote 4-0. Motion passes. (Chairman Finn then signed the 5 copies of the documents for the applicant.)

The Board has no issues at this time.

Misc. Items

Mr. McFarland discussed the Open Space Chapter of the Master Plan. He would like to have a draft for the Board to review by the end of August/beginning of September. Mr. McFarland and Mr. Curto also discussed the intersection between the Recreation Chapter of the Master Plan and the Open Space Chapter of the Master Plan.

Mr. Morris asked about hiring Mr. Rex Norman to develop a strategy. Mr. Morris would like to look into the value of the properties owned by the town and stewarded by the Board. He would also like to look into what properties in town might be available for purchase. The Board discussed going for a bond of a certain amount so that money is available so they can access it over time if land becomes available. The Board does have the control to hire a consultant and spent money as needed, as land is not being purchased.

A motion was made by Mr. Morris to hire Mr. Rex Norman as a consultant to the Conservation Commission. Seconded by Mr. McFarland. Vote 4-0. Motion passes.

Mr. Curto mentioned the Campbell Farm parking area. Mr. Morris did contact Mr. McCartney of the Highway Department. Mr. Morris will hopefully receive a written quote from Mr. Devlin for work on the parking area.

Mr. McFarland also mentioned open space monitoring. There is an 8-10 page document that is a template that can be used to monitor the town-owned open space. He would like to show the Board a copy of the template for their review.

A motion was made to adjourn by Mr. Morris at 9:02pm. Seconded by Mr. McFarland. Vote 4-0. Motion passes.