



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Thursday September 10, 2015

7:30pm @ Community Development Department
Minutes

Attendance

Wayne Morris, Chairman- present

James Finn, Vice-Chair- excused

Pam Skinner- present

Lisa Ferrisi- present

Justin Pare- present

Jason Rogers- excused

Dave Curto- excused

Meeting Minutes

A motion was made by Ms. Ferrisi to approve the minutes for August 13th.

Seconded by Mr. Morris. Vote. 2-0-2. Motion carries.

A motion was made Mr. Pare to approve the minutes for August 27th.

Seconded by Mr. Morris. Vote. 2-0-2. Motion carries.

(Dave Curto's name has been corrected on the August 27th minutes after approval by the committee.)

Public Hearing – By-Laws Changes

Chairman Morris briefly summarize the current bi-laws. The Board is now a five member board. 7 members are no longer necessary.

Strike out “for any purpose” on the by-laws. The Board does not need to hold a public meeting for maintenance, kiosk construction, trail repair, etc...

Mr. Morris did ask the public in attendance if they wish to speak. No comment from the audience.

A public hearing would have to be held for the acquisition of land.

Ms. Skinner made a motion to change the by-laws. Seconded by Justin Pare. Vote 4-0.
Motion carries.

The Board asks there be “red-lined versions” for the public and the Board.

Discussion

-Campbell Farm Subcommittee

The New Hampshire Preservation Alliance will meet with the Sub-Committee next week with the final document. Mr. Pare asked for a deadline for a decision as to what would be done with the property.

Kendall Pond Road Brush and Tree Clearing- Jack McCartney asked for \$5,000 for clearing. Mr. Pare made a motion to expend up to \$5,000.00 for clearing on Kendall Pond Road. Ms. Skinner seconded. Vote 4-0. Motion carries.

-Keach Nordstrom Proposal –Amendments to Soils Mapping Standards

Not discussed at this time.

Technical Review Committee (TRC) – September 8th

-Proposal to construct a new single family dwelling within the Cobbetts Pond Watershed Overlay District, on 23 Walkey Road, Lot 17-I-111C.

The Board has no issues with the proposal at this time.

-Proposal (Colleen, there is another proposal that they voted on but I cannot find it in any of the revisions of the agenda.)

The Board has no issues with the proposal at this time.

Planning Board

-Case#2014-33, Pilgrim Road, (11-A-1400, 1418), Highclere Subdivision/WWPD Special Permit, A FINAL Application for an Open Space Subdivision, Standard Subdivision, and a Wetland and Watershed Special Permit has been submitted for Lots 11-A-1400 & 1418 (Pilgrim Road), located in the Rural District, Wetland and Watershed Protection District Zone, and Aquifer Protection District. The Open Space and Trail legal documents will be reviewed.

Mr. Carl Dubay from the Dubay Group addressed the Board. Mr. Pliskin was also present in the audience. Mr. Dubay submitted an update map proposal for the project to the Board. Mr. Dubay and Mr. Pliskin agreed that the layout of the trails would be done first before any Certificate of Occupancy of the first house is given. There are also non-buildable lots; they are no longer conservation lots; the lots will be owned and maintained by the homeowners association. (These are green and among the houses on the plan; they are not the large blue shaded lots.) The emergency services roads proposal was not utilized as it was too large an impact to the open space. The Commission has no issues with the naming and usage of these lots at this time. The Conservation Commission would have an easement over the entire open space and the maintenance of this property would be the responsibility of the homeowners association. Mr. Pare agreed to everything Attorney Campbell had added buy reserves comment until Mr. Campbell is done reviewing the legal documents.

Mr. Pliskin addressed the Board. He urged and encouraged the Board not have this process to “bounce back and forth” between the Board.

The Conservation Commission will defer to the opinions and comments of Attorney Campbell.

The Commission would like to walk the trails with interest parties and the Trails Committee. This walk will hopefully happen the first couple weeks of November for optimal access to the trails.

There was a discussion of the medallions as trail markers.

ZBA - September 22nd

-Case #30-2015, 7 Yorkshire Rd, (Lot 11-A-248), Variance requested to erect a storage building 26’x 65’ within the WWPD.

Mr. Jeremy Sebowski addressed the Board. He is the contractor for the project. The large metal building was acquired by the homeowner for an economical price. The front of the shed would be designed to match the exterior of the house. Mr. Sebowski thought that fill would be needed. Mr. Morris would like to know the impact to WWPD. He would also like to know what the grade would be. Mr. Sebowski was not sure how “usable” the material would be. Also, it is heavily wooded in the area and it would be necessary to fell a few trees. The Commission would like to make sure that there will not be fill all the way to the wetland; they would like to make a site visit to the property. The Commission will be at the site at Tuesday, September 15th, 2015 at 5:30 pm to visit the site.

The minute taker will email Colleen King with time, date and location of site walk to give 24 hour notice.

DES Misc Items

National Grid wrote a letter regarding Scobie Pond Area in Londonderry. The letter indicated there will be temporary impacts to wetlands.

Liberty Utilities doing a brief presentation about the proposed gas line. Chairman Morris will contact this person.

A letter from Kinder Morgan discussed a compensatory mitigation plan. Chairman Morris will contact this organization.

A motion was made by Ms. Ferrisi to pay the New Hampshire Association of Conservation Commissions \$649.00 for dues. Seconded by Ms. Skinner. Vote. 4-0. Motion carries.

Merrimac Conservation Partnership has grants available. Tier 1 and Tier 2 focus integration areas. According to the map, Windham has both. Mr. Finn will be contacted as the Campbell Farm Project is approaching \$40,000.

Notice of public hearing: 2015 Master Plan, Energy Chapter was reviewed yesterday.

September 16th, Notice of public hearing: 2 lot subdivision on Londonderry Road.

A motion was made by Ms. Ferrisi to adjourn at 8:40 pm. Seconded by Ms. Skinner. Vote. 4-0. Motion carries.

Next Meeting: September 24, 2015

