



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Agenda

Thursday September 8, 2016

7:30pm @ Community Development Department

1. Attendance

2. **Meeting Minutes** – Review and Approve – August 25, 2016,
and site walk at Foster’s Pond August 15, 2016

3. Discussion –

Campbell Farm Parking Area & field mowing
GPS Trail Mapping

4. Technical Review Committee (TRC) Sept 13th

Case 2016-30 Major Preliminary Site Plan, (Lot 8-C-101) 47 Roulston Road

An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of Andrew & Nancy Costa. This is a 2.136 acre lot in the Business Commercial A District, Aquifer District & WWP. This project received a variance to allow a portion of the building and parking in the WWP. A 4,868 sq. ft. multi-tenant building is proposed for this site. **This is going to Planning Board on October 5th.**

Lot 13-A-90 & 13-A-196A, 22 Roulston Road & 12 Industrial Drive

Medicus is proposing to build a 22,000 sq. ft. building at its 323,873 sq. ft. campus on Roulston Road. At this point in time Medicus is just looking for approval for expanded parking. Some of the parking is in the WWP and a small amount of a wetland will be impacted.

The WWP impact will be approx. 22,000 sq. ft. This is preliminary as this project needs variance relief.

5. ZBA – Sept. 13th

Lot 22-L-71 Case # 30-2016 39 W. Shore Road Cobbett’s Pond and Canobie Lake Watershed Protection Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance to allow 29 ft. setback from Canobie Lake, where 50 ft. is required, **Section 406.2** to allow an increase in footprint from 1,460 sq. ft. to 1,840 sq. ft. and an increase in volume from 19,074 cu. ft. to 22,274 sq. ft.

Lot 21-H-13C Case # 31-2016 14 Lake Shore Road Cobbett's Pond and Canobie Lake Watershed Protection Variance relief is requested from **Section 702 App. A-1** to allow frontage of 50 ft. where 175 ft. is required, a front setback of 15 ft. where 50 ft. is required and side setbacks of 12 ft. on both sides where 30 ft. is required & a lot of 7,750 sq. ft. where 50,000 sq. ft. is the minimum required.

Lot 16-Q-172, Case # 33-2016 30 First Street Cobbett's Pond and Canobie Lake Watershed Protection. Variance relief is requested from **Section 702, App. A-1** to allow an 8 ft.x10 ft. shed to have a 5 ft. side setback where 30 ft. is required.

Lots 13-A-90 & 13-A-196A, Case # 34-2016 22 Roulston Rd. & 12 Industrial Drive WWPD Variance relief is requested from **Section 601.3** to allow to allow parking in the WWPD which is not an allowed use, **Section 702.5** to allow parking without a 50 ft. buffer from a residential zoning district, **Section 702, App. A-1 note 9** to allow parking without a 50 ft. buffer from a residential zoning district.

6. DES Permits & Correspondence

7. Intent to Cut Applications

8. Misc. Items –

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

Next Meeting: September 22, 2016

Agenda items and order may be modified at the discretion of the Commission