



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No Lowell Rd, Windham, New Hampshire 03087

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

www.windhamnh.gov

Conservation Commission Approved Minutes Thursday September 8, 2016 7:30pm @ Community Development Department

1. Attendance

Chairwoman, Lisa Ferissi- present

Vice Chair James Finn-present

Wayne Morris-present

Dave Curto- excused

Brian MacFarland, alternate- present (seated for Dave Curto)

Pam Skinner-excused

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

A motion was made by Vice Chair Finn to approve the August 15th and August 25th meeting minutes as presented. Seconded by Mr. Morris. Vote 3-0-1. Chairwoman Ferissi abstained.

3. Discussion –

Campbell Farm Parking Area & field mowing

A motion was made by Mr. Morris to approve the invoice for \$2,000 to Fieldworks. Seconded by Mr. MacFarland 4-0. Motion passes.

The Board also discussed the work being done on the parking area at Campbell Farm. The parking area can accommodate approximately 5 vehicles. It is now properly staked out. Mr. Devlin has taken out some of the trash that had accumulated on site as well.

GPS Trail Mapping

The Board discussed generating a Trails map of the existing trails on Conservation land. Mrs. Susie Noyles and Mr. Jeff Noyles addressed the Board. She is interested in assisting in this endeavor. Mr. Curto had largely spearheaded this effort but was not in attendance at the meeting. It was the left that the Board would contact the Noyles family to discuss the mapping. Mrs.

Noyles also wanted recognize the Board for their accomplishment of repaying the bond on Campbell Farm many years ahead of schedule.

Mrs. Betty Dunn addressed the Board. She stated that at a joint meeting between the Campbell Farm Subcommittee and the Preservation Alliance, it was discussed that the Preservation Alliance would have a plan to present at the beginning of September. They have been slightly delayed. She plans to follow up if she does hear from them by the end of the week.

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 & WWPD. This project received a variance to allow a portion of the building and parking in the WWPD. A 4,868 sq. ft. multi-tenant building is proposed for this site. **This is going to Planning Board on October 5th.**

Mr. Shane Gendron addressed the Board. Mr. Gendron will be back at a later date with a drainage plan. Also, the building is as far away from the wetland as possible. When the plan came before ZBA, the plan will have no parking within 25 feet of the edge of the wetland. Mr. Gendron stated that 1,800 square feet of the property is in the WWPD. The applicant is working with the abutter. Mr. Gendron stated that a portion of the abutter's overflow parking is encroaching on the property.

Mr. Morris asked Mr. Gendron if it was possible to locate the end of Governor Dinsmore Road, as this is a public trail. There is a gate at the end that should not be left closed. The public should have access to it. Mr. Gendron stated he would locate it on the plan.

The Board has no issues at this time.

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 WWPD and a small amount of a wetland will be impacted.

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

Mr. Karl Dubay addressed the Board. Mr. Matt Morrissey, Executive Vice President of Staff Support of Medicus, was also in attendance. Mr. Morrissey stated that the building had a call center environment. There is a need for increased parking. Mr. Dubay stated that the company currently has 240 employees in Windham. It was recently reported that Medicus is currently one of the fastest growing companies in New Hampshire. It is also one of the highest net tax properties in town. Looking at the plan, Gove Environmental has flagged a ditch on the plan so the applicant can be sure where the wetland and the WWPD are. The applicant will be looking

for two variances: one for a parking area within the WWPD and another for an industrial/residential landscape buffer.

Mr. Dubay explained that DES is going to a 5-year plan on their flagging procedure. The parking does technically invoke a WWPD in this area. The property, by definition, is in the Lake Overlay District; it impacts the front proposed parking area. This would make the entire lot subject to the Lake Overlay District Ordinance even though drainage flows away from the lake. Mr. Dubay stated the applicant would use porous pavement in this area. The AOT permit will be updated with the state. The applicant understands that the property borders the Rail Trail and wetlands. Crosswalks and LED lighting will be used in the parking area.

Mr. Morris asked about the drainage scheme for the pond. There was a discussion about mitigation of water both pre and post site and what the applicant will be working towards. The applicant is aware they will be spending money on drainage. There are no leech fields in the WWPD. The Board asked if the applicant would be open to talking to the Rail Trail Alliance to discuss parking.

The Board and the applicant discussed the potential to use the parking lot for Rail Trail parking on the weekends. Mr. Morris, as the Rail Trail representative will discuss the parking situation with the applicant.

The Board has no issues supporting the WWPD variance at this time. They also support the industrial/residential landscape buffer variance at this time.

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.

After the viewing the plans, the Board has no issues at this time as it does not appear the proposed building will encroach any closer to the lake. The applicant will likely catch the roof run off in the dry wells and the driveway will be converted to porous pavement.

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.

The plan contains an existing house to be removed and a new home to be built. The coverage of the lot is comparable to the existing structure. The side lot lines will be approximately the same.

The Board would like to see the applicant decrease the impervious surfaces. They have no concerns around the setbacks.

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.

Paul McAdams, the owner and applicant, addressed the Board. Mr. McAdams showed where he would like to locate his shed on the property in order to store tools to maintain the property. The ridgeline fits well with the proportion of the property. The size of the lot is 7,300 square feet. The shed would be approximately 50 feet from the pond. The Board stated that their application stated an 8 ft. x 10 ft. shed whereas the applicant mentioned an 8 ft. x 12 ft. shed. It is a point of clarity that the applicant may want to be sure of before he goes before ZBA. The Board also clarified that the applicant is basically looking for a 10-foot variance, not a 30-foot variance. Section 703.1 Appendix 1 was cited as well. The abutter is also in support of the shed.

The Board has no issues at this time.

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.

See above

6. DES Permits & Correspondence

7. Intent to Cut Applications

8. Misc. Items

The Southeast Land Trust is going to Attorney General to potentially obtain \$147,000 from the State.

Mr. Rex Norman will be put on the agenda for the next meeting to discuss the data he has obtained.

The Master Plan Draft will be available for the Board to view at the next meeting.

The Board briefly discussed the DOT land that could be turned over to the Conservation Commission for mitigation. They would not own or purchase the land. The Conservation Commission is interested in acquiring the properties that the state is interested in handing over to

the town to be maintained by the Conservation Commission. The Board would like to know if they have language in the easement that they would like to see.

Landry Easement- monitoring needs to be done on the property. The Conservation Commission does have a monitoring template that Mr. McFarland has put together and would like to use to monitor the properties.

A motion was made by Vice Chair Finn to adjourn at 9:07pm. Seconded by Mr. McFarland. Vote 4-0. Motion passes.

Respectfully submitted by Anitra Brodeur