



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

August 14, 2014

Meeting Minutes

ATTENDANCE

Wayne Morris, Chairman – present
James Finn, Vice Chairman – present
Lisa Ferrisi – present
Justin Pare, Alternate – present
Pamela Skinner – excused
Bernie Rouillard – excused

The meeting was called to order at 7:30 PM.

Minutes for Approval

- May 22, 2014 – Draft minutes
- June 26, 2014 – Draft minutes
- July 24, 2014 – Draft minutes
 - *Motion to approve by Mr. Finn, second by Ms. Ferrisi, approved 4-0.*

Discussion

Campbell Farm House

- Campbell Farm is now owned by the Town of Windham and is on the August 25th Board of Selectman agenda for next steps related to the farm house on the property. Committee options discussed were to maintain town ownership and preservation of the farm house, allow public viewings and school field trips or as a collaborative service initiative. Joan Normandin, who still occupies the premises, provided details about the historic farm house.
- Additional items discussed and open questions:
 - Review of home inspection details
 - Schedule an appraisal of the property
 - Determine home maintenance decision authority
 - Contact the NHACC for suggestions and support of historic properties
 - Contact the State Historical Society for historic covenants to protect the property

Conservation By-laws – Intent to Cut Process

- Rex Norman, Town Assessor, addressed the Committee regarding the Intent to Cut process. The Conservation Committee shall review all Intent to Cut submissions before they are assessed for timber removal tax. The Committee has a period of 10 days to review in order to meet the 30-day issuance of Intent to Cut submissions.
- Planning Board cases for sub-divisions are already reviewed by the Committee, by-laws will be amended for Conservation Committee review of single lot submissions or as

recommended by the Town Assessor. Mr. Norman will send all submissions to the Committee until by-laws are amended.

Purchase of Signs

- New signs to post at Deer Leap for no hunting or discharge of firearms and no motorized vehicles are \$15 per sign. The Fish and Game provides signs where hunting is permitted at no charge.
 - *Motion to purchase 10 of each sign by Mr. Finn, second by Mr. Pare, approved 4-0.*

Town-owned Land Review

- The Board of Selectman requested that the Conservation Committee comment on potential interest in tax deeded lands.
- CC agreed on several parcels of interest and will discuss further with the Board of Selectman.

Conservation-related Newspaper Article Process

- The Committee discussed the current process of writing and submitting newspaper articles on conservation issues, but no changes were proposed.

TRC Review – August 12, 2014

61 Bear Hill Rd, (Lot 20-E-331) – WWPD Special Permit

- Proposal to construct a portion of the driveway in the WWPD to access a proposed single-family dwelling.
- David Jordan, MHF Designs presented – existing house lot was created by sub-division in 2005. This lot and the adjacent lot, 59 Bear Hill Road, have a side-by-side driveway with a wetland crossing to access the back of the lot with 1.2 acres of buildable land. A culvert is in place to accommodate both driveways.
- Submitted proposal is to separate the driveway at 61 Bear Hill Road, run side-by-side at the wetland crossing, and then diverge. There is no wetland impact, a WWPD special permit is in the process of being submitted. The WWPD impact is 6,600 sf total – 2,900 permanent (driveway), 3,700 temporary (grading associated with driveway). Driveway grade is up to 8%.
- No comments from CC.

Planning Board Case Review – August 20, 2014

Case #2014-26 – 60 Rockingham Rd (Lot 13-D-65)

- Minor site plan application in Commercial District A and WWPD – proposal to amend 1996 approved site plan to expand uses allowed in the Rocky Ridge Business Center.
- No exterior site modifications are proposed.
- No comments from CC.

Case #2014-27 – 102 & 106 Kendall Pond Rd (Lot 1-C-625, 1-C-650)

- Proposal to adjust the lot line between two properties to meet building area and setback requirements for a single-family residence with well and septic on existing vacant lot, #1-C-625, without disturbance to the WWPD.

- Bill Gregsak, Gregsak Engineering presented – property was subdivided in 1975 and the owner is now selling a 2-acre lot to his son. Lot 1-C-625 lot-line will shift to move the house further away from an existing wetland. No WWPD impact.
- No comments from CC.

ZBA Case Review – August 12, 2014

Case #31-2014 – 47 Rte 28 Realty Trust, 47 Rockingham Rd

- To allow a kennel structure and exercise yard within the WWPD and 10 ft. from any other Wetland, where 100 ft. is required
- To allow animal waste to be stored 67 ft. from any property line or surface water, where 100 ft. is required
 - Case was not heard by the Committee as the variance was approved on August 13th.

DES Correspondence

- 11 Emerson Road – shoreline impact permit approved
- 9 Weston Road – request for additional information from the Subsurface Systems Bureau
- 15 Johnson Road – permit for new home and septic
- 45 Sawtelle Road – shoreline impact application
- 10 Mammoth Road – shoreline impact application
- 19 Lakeshore Road – shoreline impact application

Other

- An invoice was received for a circular saw blade purchased for clearing conservation land on Kendall Pond Road.
 - *Motion to approve \$23 saw blade invoice by Mr. Finn, second by Ms. Perrisi, approved 4-0.*

Non-Public Meeting per RSA 91-A:3 (d)

- At 8:05 PM, a motion was made by Mr. Finn, second by Mr. Pare to go into non-public for the purpose of land acquisition (approved 4-0).
- At 8:20 PM, a motion was made by Mr. Pare, second by Ms. Ferrisi to return to public session.

Motion made by Mr. Finn, second by Mr. Pare to adjourn at 8:56 PM.

These minutes are in draft form and have been submitted for approval by Beth Ann Lapierre.