



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

August 28, 2014

Meeting Minutes

ATTENDANCE

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

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

Minutes for Approval

- August 14, 2014 – Draft minutes
 - *Motion to approve by Mr. Finn, second by Ms. Ferrisi, approved 3-0-1.*
- Approval of July 24, 2014 draft minutes delayed.

Discussion

Adopt-A-Spot, Jim Fricchione

- Jim Fricchione of 6 Bayberry Road approached the board to discuss ideas for adopt-a-spot and resident stewardship of conservation properties and volunteered to be steward of the Bayberry Preserve.
- Mr. Fricchione also suggested a possible initiative for clearing dead/dying/deformed trees as a possible revenue opportunity for town projects.
- The Commission will consider alternatives and contact the Forestry Committee and Town Administration for next steps.

TRC Review – September 9, 2014

- No cases.

Planning Board Case Review – September 3, 2014

Case #2014-28 – 1 Delahunty Drive, (Lot 18-L-450)

- Minor Site Plan Application to Amend the Previous Site Plan at the new Dunkin Donuts location for various changes including dumpsters, fencing, landscaping, relocation of parking spaces and reconfiguration of paved walkway.
- The Commission needs a better understanding of proposed changes and impact to impervious coverage. Additional information to be requested.

Planning Board Case Review – September 17, 2014

Case # 2014-29, 47 Rockingham Road, (Lot 13-D-90)

- Minor Site Plan Application for Woof!Woof! Doggie Day Care.
- Ralph and Belinda Sinclair presented – current pet kennel at 70 Range Road is moving to 47 Rockingham Road in Business Commercial District A.
- A variance has been granted by ZBA for kennel operation within setback requirements.
- Proposed plan is to cover the existing 400-square foot paved area with pea stone gravel 5 inches deep and with a 7-inch curb and fencing.
- A 150-foot swale exists for runoff to protect the nearby brook, as well as driveway grading away from the brook. Driveway bank is about 5-feet above brook height.
- Waste management process was also reviewed.
- No comments from the Commission.

Case # 2014-30, 61 Bear Hill, (Lot 20-E-331)

- WWPD/ Proposal for Driveway Access to House.
- Case withdrawn from agenda.

ZBA Case Review – September 9, 2014

Case #30-2014, 11 Woodland, (Lot 21-A-30)

- Variance to add 180 square foot deck within 70 feet of the High Water Mark of Golden Brook.
- The Commission requests flooding history on the property prior to commenting.

Case #33-2014, 51 Horseshoe, (Lot 17-L-22)

- Variance to add 520 square feet within WWPD.
- The Commission needs to know if WWPD impact is within shoreline protection prior to commenting. Additional information to be requested.

Case #34-2014, 68 Turtlerock, (Lot 21-K-27)

- Variance for Chicken Coop within Cobbetts Pond and Canobie Lake Protection District.
- Erin Upton, property owner, presented – request is for a zoning variance to keep the existing chicken coop in its current location as owners were previously advised the setback requirement was 10 feet from the property line.
- The Commission has no concerns with the request.

Case #35-2014, 208 & 212 Range, (Lot 21-C-70 & 21-C-80)

- Variance to construct 3 single-family homes with a common driveway on oversized lots in an open-space subdivision.
- The Commission was unable to comment as there were two different plans provided for reference, both dated July 1, 2014.

Case #36-2014, 112 Range, (Lot 17-L-15)

- Variance to Provide expansion to Parking Area and Improve Existing Septic System
- Karl Dubay, The Dubay Group, and Robin Young, property owner of Northstar Financial Planning, presented – case was reviewed and supported by the Commission approximately 4 years ago to convert the historic house into office space.
- Ms. Young desires to expand her business and is proposing a 2-story addition on the back side of the building with a maximum area of 32x32 square feet. A zoning variance is required for professional buildings in a residential district.
- Historic details of the original structure were preserved when the property was originally converted and the current proposal also ensures that original details are maintained.
- The gravel parking area will also be expanded and a rock wall is to be re-built. Hard-packed gravel will be added to the current parking lot which was originally composed of pavement, pervious pavers and gravel. Lot will be graded for self-containment of water through a bio-filtration process.
- Existing septic system is also being updated.
- There is no impact to WWPD or wetlands – the case will be seen by the Commission again for a pond overlay and major site expansion, at which time additional details will be provided.
- The Commission has no concerns with the proposal as presented.

DES Correspondence

- 11 Emerson Road – shoreline impact permit
- Blanchard Tracks conservation easement – from Andrew Wilkins at the Southeast Land Trust dated July 9, 2014
- Case #2014-27, 102 & 106 Kendall Pond Road – notice of public hearing regarding a lot line adjustment

Other

- At the August 25, 2014 Board of Selectmen meeting, a recommendation was made to form a sub-committee to manage Campbell Farm property options.
 - The Commission agreed that a 7-member committee be formed, including two Conservation Committee members and one Historical Society member. Letters of interest from town residents will be requested to fill remaining seats.
 - Mr. Finn and Ms. Ferrisi will represent the Conservation Commission as Campbell Farm sub-committee members.
- Other correspondence included:
 - Southern NH Planning Commission invitation to annual meeting in Manchester on September 12, 2014.
 - Notice of NH Conservation Commissions 44th annual meeting on November 1, 2014.

Motion made by Mr. Finn, second by Ms. Ferrisi to adjourn at 8:58 PM.

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