



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

**September 25, 2014**

### Meeting Minutes

#### ATTENDANCE

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

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

#### Minutes for Approval

- Approval of July 24, 2014 and September 11, 2014 draft minutes delayed.

#### Discussion

##### Campbell Farm Sub-Committee Candidates

- The sub-committee will be comprised of two Conservation Committee members, one Historical Society member and five members at large.
- Applicants that presented and were selected:
  - Margaret Case
  - Wendy Williams
  - Peter Griffin
  - Betty Dunn
- A fifth applicant was unable to attend the meeting and will be contacted separately.
  - *A motion to appoint the five candidates was made by Ms. Ferrisi, second by Mr. Rouillard, approved 4-0.*

##### TAP Grant Signature/Vote of Letter of Support

- The Commission will submit a letter in support of a proposal for completion of the Greenway Trail on North Lowell Road. A box culvert is to be built under Interstate 93 and adjacent trail connections will be improved.
  - *A motion to submit a letter in support of the project was made by Mr. Rouillard, second by Ms. Ferrisi, approved 4-0.*

##### 2015 Budget Submission

- Delayed until next meeting (October 9, 2014).

### Intent to Cut Process By-laws

- Conservation Commission by-laws will not be revised at this time.

### **TRC Review – September 23, 2014**

#### Case# 2014-30, 150 Lowell Rd, (Lot 24-F-4000)

- Customary Home Occupation Application to operate a dog and cat grooming business with no exterior modifications to the home or lot.
- Cheryl Hayes, owner, presented a proposal to start her own pet grooming business from her home at 150 Lowell Road.
- There is a wetland behind the property coming from Heritage Hill – the only potential concern would be impact of bathing pets to the septic system, but should not be an issue based on the volumes presented.
- No comments from the Commission.

#### Case# 2014-31, 112 Range Rd, (Lot 17-L-15),

- Major Site Plan and Watershed Application in the Cobbetts Pond and Canobie Lake Watershed Protection Overlay District. Proposal for a 2-story addition (2,000 sf total), 9 additional parking spaces and a new septic system.
- Karl Dubay, The Dubay Group, presented on behalf of Northstar Financial.
- There have been no changes since the proposal was previously reviewed by the Commission on August 28, 2014. Several zoning variances have since been approved.
- The Commission has no concerns with the proposed plan.

#### 1 Pilgrim Rd, (Lot 11-A-1400/ 11-A-1418)

- Open Space Conservation Subdivision Proposal – 33 new homes on 122 acres.
- Karl Dubay, The Dubay Group, presented on behalf of property owner, Bob Pliskin – proposal is for Highclere executive subdivision which will retain approximately 80 acres of land previously targeted for conservation.
- Mr. Dubay reviewed the process of evaluating the land including flagging wetlands, protecting WWPD buffers and identifying steep slopes.
  - There is one WWPD impact at the access to the proposed neighborhood with less than 10,000 square feet. There are no access points to the area with less WWPD impact.
- 'Pocket' neighborhoods will be created to maintain the town's open space ordinance; these neighborhoods will be built along a 2,400 sf cul-de-sac with access by a 50' deeded town right-of-way. Two additional lots are being planned at the end of Chestnut Street and may require relief on frontage requirements. All but two lots meet the open space criteria, including area and frontage requirements.
  - Neighborhood pods will be separated by open space and trail connections. Each pod will have a loop access driveway to reduce the number of curb cuts on the street which would be needed for individual driveways. The street area will be 24' wide pavement with closed drainage.
  - Drain management at the street curve will consist of a natural wet pond to meet alteration of terrain requirements. An alteration of terrain permit will be needed from the State.

- A Homeowners Association will likely be formed and the property area will be protected by environmental and other covenants to be defined.
- A yield plan is being developed to calculate the maximum number of lots if this were a standard subdivision.
- The Commission noted several house lots on the south side of the street with sloped yards that would likely prevent a pool installation and suggested that potential homeowners be made aware of this limitation.
- A site walk will be suggested when this case is presented at the October 15<sup>th</sup> Planning Board meeting – the Conservation Commission expressed interest in participating in the site walk.

### **ZBA Case Review – October 14, 2014**

#### Case# 38-2014, 12 Coventry Rd, (Lot 1-A-94)

- Installation of 18x36 square foot oval in-ground pool.
- The septic plan reviewed shows wetlands and sloping, but does not provide enough detail for evaluation by the Commission.
- Commission needs to better understand if the proposed pool is within WWPD, as well as the location of the pool in relation to the septic system. A more complete plan for the lot will be requested for further review.

#### Case# 39-2014, 27 Walkey Rd, (Lot 17-I-111B)

- Raze an existing structure and construct a new dwelling, install a new septic system further from the pond than the existing system and reconfigure the driveway.
- The existing home is 7,000 square feet with approximately 70% impervious coverage. A complete rebuild of the structure is being proposed, as well as installation of a clean-solution septic system. Current driveway is gravel, proposal is to pave the driveway, but the area will be reduced by approximately 25%. Two dry wells will be used to capture runoff from the driveway.
  - Shoreline protection exists from the rear and front of the property.
  - A brook through Lakeview Farm along the lot line behind the house has WWPD protection.
- No comments from the Commission.

#### Case# 40-2014, 38 First St, (Lot 16-Q-169A)

- Raze existing year-round single-family home and construct a new dwelling, install a new septic system and reduce the impervious coverage of the lot.
- Joe Maynard, Benchmark Engineering, presented on behalf of the property owner – the existing year-round house is 15' from the edge of the pond, existing impervious is 59.4% on 4,000 square feet.
- Proposal is to move and rebuild the house further from the lot line to be approximately 20' from the water. Existing septic will be replaced with a clean-solution septic and decrease impervious coverage by about 10%.
- No comments from the Commission.

### **DES Correspondence**

- Burnham Road – request for missing information

## **Other**

- Foster's Pond – Conservation Committee members recently walked the easement area which currently exists through a wetland. A request has been made to move the easement out of the wetland so an access bridge can be built over the stream.
  - A Dredge and Fill Permit will be needed to fill the area for construction of the bridge; the bridge will need to be professionally built.
  - A proposal will be made at a future meeting to approve getting quotes for the work to be completed.

Motion made by Mr. Pare, second by Ms. Ferrisi to adjourn at 9:27 PM.

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