



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

April 10, 2014

### DRAFT Meeting Minutes

#### ATTENDANCE

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

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

#### Minutes for Approval

- March 27, 2014 – Draft minutes
  - *Motion to approve by Mr. Rouillard, second by Ms. Skinner, approved 4-0.*
  - *Suggested amendment to Mark Lauren from DOT.*

#### Planning Board Case Review – April 16, 2014

Case# 2014-9, Preliminary/Final Major Site Plan Application, 22 Haverhill Road (11-A-317), Change of Use from Retail/ Service and Office to Office and Restaurant for the existing building.

- Carl Dubay, Dubay Group presented – site is being re-developed as a restaurant and tavern with outdoor patio. All variances are in order. Change to plan previously seen by CC is increased capacity to the drainage system and increased landscaping in Class 6 Right of Way and on the property sideline. Landscaping waiver still exists, but not on quantities of plants. There is no impact to WWPD.
- A site expansion was approved in 1988, but was not completed at that time. The current proposal includes granite curbing, concrete sidewalks, a full-catch basin system and infiltration system with a simplified design.
- No comments from CC, will provide notice to Planning Board.

Case# 2014-14, WWPD Special Permit, 12 Candlewood Road (21-G-851), Construction of an 18'x32' Above Ground Swimming Pool, Review of Grading Plan.

- Doug McAllister, homeowner, presented – case was seen at the March 27<sup>th</sup> CC meeting and most concerns were addressed, but a grading plan was not available to review. The entire pool is within WWPD. Grade impacts include leveling approximately 84' from the house foundation to a retaining wall, and 24' from the retaining wall to the back edge of the pool.
- Area around proposed pool currently consists of rough terrain with minimal vegetation and will be cleared of stumps for landscaping using plants and patio pavers.
- Plans provided by Mr. McAllister will be added as an Exhibit A to the existing documents. CC comments identify the gray-shaded area on the submitted plan as a level pad for the pool with excess excavated earth being used to backfill behind the proposed retaining wall.

Case# 2014-15, WWPD Special Permit, 40 Mitchell Pond Rd (3-A-609), Construction of an Inground Swimming Pool and Surrounding Patio, Review of Grading Plan.

- Grading plan was to be reviewed at this meeting, but a letter from Tory Bianchi at Custom Pools was received that he is unable to attend the April 10<sup>th</sup> CC meeting or the April 16<sup>th</sup> Planning Board meeting. Case moved to April 24<sup>th</sup> CC agenda.

**TRC Case Review – April 30, 2014**

**None**

**ZBA Case Review – April 22, 2014**

Case# 11-2014, 19 Stonehenge Rd, (13-C-138), Addition of an Accessory Apartment with Shortage of Setback Distance to Left Lot Line.

- Shayne Gendron, Herbert Associates presented – requested variances are related to proposed accessory apartment above the garage and 21' from the lot line.
- No comments from CC.

Case# 12-2014, WWPD Special Permit, 8 Doiron Road, (13-K-37A), Construction of a 4 Bedroom, Single Family Residence within the WWPD, with a Conservation Easement Deed.

- Mark Gross, MHF Design Consultants presented, representing SRREEC. The Conservation Commission saw the same plan in 2006, at which time variances were approved and WWPD special permit issued in 2007. Project stopped in 2008 due to economic conditions. Plans have not changed since originally submitted, but permits are being renewed and variance applications filed for work within the WWPD, act for protection zone and lot sizing.
- The 6-acre parcel is located on Cole Road and Doiron Road. The lot borders Shadow Lake on the north and includes a significant wetland and flood plane, which will not be impacted by the proposed 2,200 sf home to be built. Impact to WWPD impact is as minimal as possible, approximately 0.38 acres. The remaining area will be preserved as town conservation land – no changes to the current easement are being requested.
  - The septic plan was also approved in 2006 by DES and Town of Windham and has been resubmitted. Septic will be in the front of the lot within 50' of building setback and not in the WWPD.
  - WWPD disturbance is 9,938 sf. All roof drainage is tied into an underground infiltration system; the driveway is surrounded by an infiltration trench. All runoff from impervious areas will be treated onsite and infiltrated back into the ground.
  - Total upland area subject to WWPD is 52,000 sf, total area of disturbance is 16,000 sf.
- A copy of the conservation easement was provided for the record. The easement is owned by the property owner, so CC will not be responsible for maintaining the forest area.
- August 10, 2006 Conservation Committee comments were reviewed.
- CC comments to ZBA are restrictions on the use of fertilizer and pesticides, as well as the use of natural products, as a condition of variance approval.
- CC will review specific wording of the Conservation Easement at the April 24<sup>th</sup> meeting.

Case# 13-2014, 146 Range Rd, (21-K-102), 2-Lot Subdivision, One Lot with Wetlands Crossing and One Lot with Driveway within 75' of Wetlands.

- Shayne Gendron, Herbert Associates presented – request is for zoning relief from Cobbett's Pond Watershed Ordinance restricting impervious driveways from being within 75' of wetland. Gove Environmental presented the subdivision case at the March 27<sup>th</sup> CC meeting.
- Proposal is to use a bio-retention swale system instead of porous pavement along both driveways, not just the areas impacting wetlands. This technology is more efficient, less costly and easier to maintain than porous pavement. Proposed system includes a ponded area with mulch and plants treating the water infiltration.
- CC request to add a planting table to the plan for comment when this case is reviewed at a future CC meeting.

### **DES Correspondence**

- Letter dated April 1<sup>st</sup> from Subsurface Systems Bureau requesting more information to complete the subdivision application for Lot 21, F-42/F-43.

### **Other Correspondence**

- Letter dated April 10<sup>th</sup> from Laura Scott that a Master Plan Steering Committee will not be created at this time. Kick-off meeting will still be held on April 30<sup>th</sup>.
- Letter dated April 1<sup>st</sup> from Attorney Campbell to State Representative Marjorie Porter responding to the confusion on timing of Campbell Farm petition.

### **Other**

- Diana Fallon proposed 2014 Earth Day activities on April 26<sup>th</sup> to take place on Deer Leap trails and lookouts. Volunteers will mark trails, clear brush and update signs.
  - Mr. Morris to confirm if Volunteer Waivers are needed.
  - Mr. Morris will discuss removal of larger tree and hanging trees with Jack McCartney, as well as Deer Leap driveway and road conditions.
- Eagle Scout, Marshal Pesaturo's grant from the Fish & Game to build duck boxes at Moeckel Pond was denied. CC agreed to sponsor the permit needed to build the duck boxes.
- 36 Creative Stickers discussion delayed until additional information is available as current documents are still in draft format.
- Binder Updates – new Zoning Map and Meeting Schedule provided to members.

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

- At 8:55 PM, a motion was made by Mr. Rouillard, second by Ms. Ferrisi to go into non-public for the purpose of land acquisition (approved 4-0).

Motion made by Mr. Rouillard, second by Ms. Ferrisi to adjourn at 9:25 PM.

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