



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

May 8, 2014

DRAFT Meeting Minutes

ATTENDANCE

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

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

Minutes for Approval

- April 24, 2014 – Draft minutes
 - *Motion to approve by Mr. Pare, second by Ms. Ferrisi, approved 3-0-1.*

Discussion

Gage Property Site Walk Date for Hunting Ban Consideration with Recreation Committee

- Committee members suggest any Tuesday in May at 6:30 PM.

Boy Scout Eagle Project to Install Wood Duck Boxes at Moeckel Pond

- A Permit by Notification is needed if the duck boxes are built with cement posts. CC will recommend that Marshal Pesaturo put the posts directly into the soil so that no permits are required.

Planning Board Case Review – May 21, 2014

Case # 2014-19, 3A Marblehead Road, (Lot 21-F-35/36), Lot Line Adjustment

- Application submitted by Peter Zohdi, Edward N. Herbert Associates on behalf of Richard & Jessica Okerman and Michael Spinelli to adjust the lot line adjustment between the two properties.
- Lot F35 will be decreased from 4.36 to 2.1 acres; lot F36 will increase from 5 to 7.256 acres. No land development is proposed.
- No comments from CC.

TRC – May 13, 2014

Case # 2014-19, 3A Marblehead Road, (Lot 21-F-35/36), Lot Line Adjustment

- Same as Planning Board case above, no comments from CC.

ZBA Case Review – May 13, 2014

Case# 18-2014, 45 Sawtell Road, (17-C-105B), Raze an Existing Single Family and Construct a New Single Family Dwelling with New Septic and Well, in the Cobbetts Pond/Canobie Lake Protection Overlay District

- Joe Maynard, Benchmark Engineering presented on behalf of Carol Martin, property owner. Proposal is to raze existing and construct a new single-family dwelling with a new state-approved septic system and new well.
- Building coverage will increase from 12.5% to 18%; there will be a small reduction in impervious coverage from 40% to 38%. Cobbett's Pond minimum impervious is 30% if the lot was under 30% to start.
- Driveway will also be constructed and dry wells will be installed for ground water infiltration to meet shoreline protection guidelines.
- No comments from CC.

Case# 19-2014, 27 Rock Pond Road (25-D-3), Construct a 22 Foot X 36 Foot Cabana and Allow a Rear Setback of 10 Feet Where 30 Feet is Required and a Front Setback of 32 Feet where 50 Feet is Required

- Joe Maynard, Benchmark Engineering presented on behalf of George and Nancy Kimball.
- A variance was requested last year to install an in-ground pool and 16x24' cabana in the building setback. A shed will now also be added and cabana size increased to 22x36', so additional relief is being requested.
- No comments from CC.

Case# 20-2014, 25 Seavey Road, (8-A-58), Raise the Roof of the Structure for Additional Living Space and Allow an Increase in Volume and Footprint of an Existing Conforming Structure

- Joe Maynard, Benchmark Engineering presented on behalf of Richard and Cori Adams.
- Request for variance to expand up one-level on existing home, required for increased volume within the approved setback. No other changes except for a newly operational septic system.
- No comments from CC.

DES Correspondence

- Request for more information dated 5/5/14, from Michael Gospodarek, Edward Herbert Associates, regarding alteration of terrain application for London Bridge North Residential Subdivision (#20/D, E/1200, 300).
- Letter received 4/30/14 from Marc Laurin, Department of Transportation, to the NH Wetland Bureau regarding temporary wetland impacts on I-93.

Other

- From Laura Scott to the Board of Selectman dated 5/5/14 – Planning Board is working with the Southern NH Planning Commission on Phase I of the 2015 Master Plan. A review of the draft survey will take place at the May 14th Planning Board meeting.
- Contact information provided for committee members up for renewal in 2014 (Mr. Morris, Ms. Skinner, Ms. Ferrisi).
- Forestry Committee interviews to be scheduled by the Board of Selectman.
- Deer Leap trails were blazed and the parking lot was cleaned as part of Earth Day volunteer efforts.

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

Motion made by Ms. Skinner, second by Mr. Pare to adjourn at 8:11 PM.

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