



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087  
(603) 432-3806 / Fax (603) 432-7362  
[www.WindhamNH.gov](http://www.WindhamNH.gov)

### Conservation Commission Agenda

January 13, 2022

7:00 pm @ Community Development Department

#### Attendance

#### Miscellaneous items:

**Campbell Farm Updates:** N/A

**Clyde Pond/ Ashton Park Updates:** N/A

**Deer Leap/ Moeckel Pond Updates:** N/A

**Fosters Pond/ Greenway Updates:**

- Eagle Scout project review and finalizing. Additional funds donation.

**Rt. 28/Mclvaine Forest Updates:**

- Bridge quote discussion and approval

**Other Conservation lands and Easements Updates:** N/A

**Bond Request:**

- Discussion and vote for future use of Conservation land trust fund for payments to cover 6.2 Million Bond request.

**Meeting Minutes Review and Approve – 12/23/2021**

#### ZBA:

**Case #03-2022: Parcel(s) 21-K-47A**

**Applicant – Susan White**

**Owner – Susan White**

**Location – 28 Turtle Rock Rd**

**Zoning District – Residential A & WPOD**

Variance Requested for a shed in the front setback

#### PB:

**Case 2021-38 – Conceptual Site Plan, 1 & 3 Sharma Way, (Parcel 18-L-300); Zone – Professional Business and Technology District, Residence A District, and Watershed Protection Overlay District (WPOD)**

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc. c/o Peter Weshonko, is seeking a conceptual consultation with the Planning Board to seek feedback on an alternative plan for the Gateway Park Master Plan. *Previous hearing dates: 10/6/21 (immediately continued), 11/3/21 (discussion), and 12/1/21 (discussion).*

**Case 2021-46 – Major Final Site Plan and WWPD Special Permit, 86 Rockingham Road, (Parcel 8-B-500); Zone – Residence District B, WWPD, and Rt. 28 Access Management Overlay District.**

The applicant, Karl Dubay of the Dubay Group Inc., LLC, representing property owner 86 Rockingham Rd, LLC-Corey Garabedian, Mgr., requests a Major Final Site Plan (603.2 of the Site Plan Regulations) and a Wetland and Watershed Protection District (WWPD) Special Permit (601 of the Windham Zoning Ordinance) for 68 residential units proposed in duplex style dwellings on a 114 acre lot.

*Previous hearing dates: 11/3/21 (discussion); 12/15/21 (immediately continued)*

**Case 2021-49 – Major Final Site Plan Application, WWPD Special Permit, and Design Review Regulations Application, 154 Rockingham Road, (Parcel 8-B- 6200); Zone – Neighborhood Business, WWPD, and Rt. 28 Access Management Overlay District.**

The applicant, Richard Gregory of Edward N. Herbert Assoc., Inc., representing property owner Comrock, LLC, Gerry Beique, Mgr., requests a Major Final Site Plan, Wetland and Watershed Protection District (WWPD) Special Permit, and Design Review Regulations Application for a proposed 3,600 sq.ft. commercial building, associated parking, and access.

*Previous hearing dates: 11/17/21 (immediately continued); 12/15/21 (immediately continued).*

**Case 2021-55 – Minor Final Subdivision and WWPD Special Permit, 155 Range Road (Parcel 22-R-1); Zone – Rural and WWPD**

The Applicant, Joe Maynard of Benchmark LLC, representing property owner, Mark Harvey, seeks a Final Minor Subdivision and Wetland and Watershed Protection District (WWPD) Special Permit (pursuant to Section 601 of the Zoning Ordinance) to subdivide the existing lot into two lots and to allow a shared driveway crossing through wetland buffers for access to two single family homes. The proposal received a Variance from the ZBA, see ZBA Case 51-2021.

*Previous hearing dates: 12/15/21 (discussion)*

**Intent to cut Applications: N/A**

**DES Permits & Correspondence: N/A**

**Adjournment**

Next meeting: January 27, 2022

Agenda items and order may be modified at the discretion of the Commission