



Conservation Commission Agenda

January 25, 2024 revised 1/24/24

7:00 pm @ Community Development Department

3 N Lowell Road, Windham, NH 03087

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

Attendance:

ZBA:

Case # 3-2024

Parcels 8-B-3000

Applicant – Rockingham Road Realty Trust

Owner – Rockingham Road Realty Trust

Location – 10 Libbey Rd

Zoning District – Commercial District A; Rural District and WWPD

The applicant is requesting to construct 72 two-bedroom apartment rental units in three buildings in the CDA, where such use is prohibited in the Commercial District A under the Windham Zoning Ordinance.

Case 01-2024

Parcel 19-A-400

Applicant – Suelen Mendonca Feltrin, Enzo Feltrin

Owner – Suelen Mendonca Feltrin & Vando Mendonca

Location – 70 Mammoth Rd

Zoning District – Rural District and Residential District C

The application is requesting relief from **Sections 602.1.6.4, 602.1.6.5, 602.1.6.6, 602.1.6.8, 602.1.6.10, 603.1.5, and 703**. To allow a pool company under the name of Aqua Perfect Pools to continue its operation on the property. Where it is prohibited use in the Rural and Residential C Districts, under the Windham Zoning Ordinance (WZO). To permit the addition of employees to travel to the property, park their personal vehicles on the lot, and pick up materials and trucks stored on the property to travel to a work site. To also allow the overnight parking of commercial vehicles in excess of 6,000 G.V.W. to remain on the property during non-business hours. Under the WZO, a Customary Home Occupation shall not permit more than one employee, storage of materials and equipment on the lot of a single-family dwelling, increased traffic or noise, the excess of parking that is required for residential purposes, nor shall it change the residential character of the neighborhood. Furthermore, a Customary Home Occupation shall be clearly secondary use to the residence and shall require a Conditional Use Permit from the Windham Planning Board. The application further requests relief to permit the placement of two portable garages that are canvass in material to remain within the front yard, where under the WZO, an Accessory Building shall be located in the front and rear yard of a property, abiding by the required district setbacks.

PB:

Case # 2023-33 – 2 Fox St (Parcel 17-J-122); Zone – Residential A and WPOD

The applicants, Anne Rabbitt & Kayla Gianfrancesco, property owners, seek a Major WPOD land development application to allow the construction of a 1,591 SF footprint addition (with overhangs) and a 1,202 SF footprint sunroom/greenhouse, deck, and stairs and other associated site improvements. *Engineer Joe Maynard, Benchmark Engineering, will address all questions from the previous conservation meeting.*

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Case # 2024-01 -29 Farmer Rd, (Parcels 17-L-67), Final Subdivision and Major WPOD, Zone: Rural District and WPOD Overlay.

The applicant Joe Maynard, Benchmark Engineer, proposes to subdivide this property into 2 Residential building lots, with improvements.

Old business/ New business:

Intent to Cut Applications:

DES Permits & Correspondence:

Clyde pond/ Gage:

Campbell Farm Updates:

Deer Leap:

Church St Easement:

Fosters Pond: Bridge Repairs

Other Conservation lands and Easements Updates:

Trails Committee items:

Meeting Minutes Review and Approve: [8/10 & 24/2023; 9/14 & 28/2023; 10/12 & 26/23; 11/9/23 & 1/11/2024](#)

Non-public session under RSA 91A: 3 II (d)” (As Needed)

1. Topic: Land acquisition

Adjournment

Next meeting February 08, 2024