



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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**Conservation Commission Agenda  
February 13, 2020  
7:30 pm @ Community Development Department**

### Attendance

### Miscellaneous Items:

- Discussion of Moeckel pond brush clearing invoice
- Girl Scout/ Moeckel pond Kiosk location discussion
- Discussion of Moeckel pond clean up and controlled burning of brush

### ZBA:

#### **Case #04-2020: Parcel 22-L-30**

**Applicant - Cronin, Bisson & Zalinsky, P.C.**

**Owner - David and Elena Richards**

**Location - 46 West Shore Road**

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake**

**Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section 702 and Appendix A-1:** To allow construction of a new 1,096 sf two bedroom single family dwelling (SFD) on a pre-existing non-conforming lot of record that contains 4,791 +/- sf of building area where a minimum land area of 50,000 sf is required. To allow 22 % of building coverage for the SFD, where a maximum building coverage of 20% is allowed. To allow the SFD a 11' southerly side yard setback and a 12' northerly side yard setback, where 30' is required. To allow the SFD a 28' rear yard setback, where 30' is required. To allow the SFD a 22' front yard setback from West Shore Road, where 50' is required. To allow 50' of frontage along West Shore Road, where 175' is required.

#### **Case #05-2020: Parcel 16-P-353**

**Applicant - Paul R. LaPonius**

**Owner - Paul R. LaPonius**

**Location - 59 Ministerial Road**

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake**

**Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section 702 and Appendix A-1:** To allow a revised subdivision of lot 16-P-353 to create two buildable lots. A new lot on Fourth Street will be created having 150' +/- of contiguous frontage on a private road (Fourth Street), where 175' of frontage on a public road is required. Based on soil mapping, neither lot satisfies minimum lot area by soil type.

### Planning Board:

**Case 2020-1, Preliminary & Major Final Site Plan Application 10 Libbey Rd. (lot 8-B-3000) CDA District**

The Dubai Group representing Rockingham Road Realty Trust is proposing to add fill material to level this site.

**Case 2020-2, Final Subdivision (Minor) Application, (lot 1-C-951) 124 Kendall Pond Road, Rural District**

Edward Herbert Assoc., Inc. representing William & Beverly Conboy is proposing to subdivide a 2.751 acre lot with an existing house & garage into two (2) single family house lots.

**Case 2020-3, Major Final Site Plan Application (lot 13-C-400) 39 Roulston Road, PBT District**

The Dubai Group is representing Windham Woods for a proposed 9,295 sq. ft. two story addition to the school and restriping the parking lot.

**Case 2020-4, Conceptual Site Plan Application, (lot 11-A-885) 47 No. Lowell Road, Residence B & WWPD**

Edward Herbert Assoc., Inc. representing Nesmith Meadows, LLC is proposing to construct 70-two bedroom condominium units with a club house on this 17.927 acre parcel.

**Case 2019-19, (lot 19-A-200) Workforce Housing-Design Review Application, 64 Mammoth Rd., Rural District.**

Joe Maynard of Benchmark Engineering is representing 10 Harris Rd LLC. They are proposing 10 duplex buildings (20 units + existing home) in a condominium setting. 30% of the proposed units would be workforce. Three condition use permits will be required for this project.

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

**DES Permits & Correspondence:** 13 Spring Street (letter in the mail)

**Campbell Farm Discussion:**

**Meeting Minutes Review and Approve – 1/23/20**

**Non-Public per RSA 91-A: 3 (d) & (1)**

**Adjournment**

Next meeting: February 27, 2020

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