



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Conservation Commission Agenda

March 09, 2023

7:00 pm @ Community Development Department

Attendance:

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

Miscellaneous items:

1. Eagle Scout, Mason Monterio, Project review and finalizing.

ZBA:

Case #05-2023 Parcel 16-E-12

Applicant – Benchmark, LLC

Owner – Lindsay Sullo

Location – 13 Gaumont Rd

Zoning District – Residential District A/ WPOD

Variance relief is requested from **Section 602.1.9.3.6** to allow the proposed Accessory Dwelling Unit (ADU) to have a separate driveway, where Windham Zoning Ordinance requires an Accessory Dwelling Unit to share a driveway with the principal building.

Case #06-2023 Parcel 11-A-1657

Applicant – Benchmark, LLC

Owner – Ryan and Raychelly Bartolotta, Etal

Location – 2 Floral St

Zoning District – Rural District/WWPD

Variance relief is requested from **Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1** to allow the existing home and septic system to remain approximately 70 ft. from the edge of the wetlands. To allow a cabana to be constructed 25 ft from the edge of the wetlands. Additionally, to allow a proposed pool and patio area to be 30 ft from the edge of the wetlands, for a total land area use of 14,000 Sq Ft. Application further seeks relief to allow the WWPD markers to be installed around the perimeter of the proposed improvements, and to allow the proposed pool to be constructed 22 Ft from the rear lot line, where 30 Ft is required, and no work is permitted in the WWPD.

Case #07-2023 Parcel 17-L-67

Applicant – Benchmark, LLC

Owner – Louis and Audrey Pereira

Location – 29 Farmer Rd

Zoning District – Rural District / WPOD

Variance relief is requested from **Section(s) 702 / Appendix A-1** to allow the property to be subdivided into two lots. The existing home would remain on the Westerly lot line, along the pond. The setbacks for the existing home would be approximately 14 ft, to the side yard line of Farmer Rd, approximately 28 ft,

to the Southerly lot line, and approximately 26f ft from the pond, with approximately 100 ft of frontage on a private road. To allow the new lot to be on the Northeast side of the road, with approximately 140 ft of frontage on a private road. Both lots would be required to meet the minimum lot size, and setback requirements under the Windham Zoning Ordinance.

Case #08-2023 Parcel 13-C-12

Applicant – Benchmark, LLC

Owner – Nassar Investment Trust

Location – 11 McIntosh Hollow Rd

Zoning District – Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1

Variance relief is requested from **Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1** to allow the construction of a new Single-Family Dwelling (SFD) within 200 ft of the WWPD. The total approximate disturbance of the WWPD would be 10,600 sq. ft for the SFD and yard area, with an additional 5,300 sq. ft for grading, and drainage improvements, where the Windham Zoning Ordinance prohibits such work within the 200' WWPD setback. To allow WWPD signage to be installed along the limits/perimeter of the proposed work, and to allow the proposed SFD to be 20 ft from the Northwesterly lot line, where 30 ft is required.

Case #-2023 Parcel 22-L-81 & 82

Applicant – Benchmark, LLC

Owner – Thomas J Jr & Lynn Murry

Location – 29 & 27 West Shore Rd

Zoning District – Residential District A/ WPOD

Applicant is proposing a voluntary lot merge, addition to pre-existing home, inground pool, greenhouse and shed.

PB: NA

Intent to Cut Applications:

DES Permits & Correspondence:

New business/ Old business

Campbell Farm Updates: N/A

Clyde Pond/ Ashton Park Updates: N/A

Deer Leap/ Moeckel Pond Updates:

1. Historic stonewall completion.

Fosters Pond/ Greenway Updates:

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1. Crestwood Rd. bridge replacement quote
2. Rt. 28/Mclvaine Forest Updates: N/A

Other Conservation lands and Easements Updates:

1. Landry property use inquiry letter.

Trails Committee items:

Meeting Minutes Review and Approve:

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

1. Topic: Land acquisition

Adjournment

Next meeting: March 23, 2023