



**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**  
**June 25, 2020**  
**7:30 pm @ Community Development Department\***

**Attendance**

**Miscellaneous Items:**

- Boyscout Michael Wimmer 2nd presentation/ Foster's Pond project
- Army National Guard training/ Deer Leap. Jared Jones & Dustin Glidden
- NH Natural Heritage Bureau's Inventory report. Re: N. Lowell rd pond & Wetlands
- AROA/ Lot 25-E-481 public boat launch discussion and parking issues

**ZBA:**

**Case #16-2020: Parcel 22-R-01**

**Applicant - Benchmark Engineering, Inc.**

**Owner – Mark E. Harvey**

**Location – 155 Range Road**

**Zoning District - Rural District**

Variance relief is requested from **Section(s) 702 and Appendix A-1**; To allow 29 +/-' of frontage on a private road, Class VI, where 175' of frontage is required on a public road Class V.

**Case #17-2020: Parcel 17-I-110**

**Applicant – The Dubai Group, Inc. – Doug MacGuire, PE**

**Owner – Branden and Cheryl Tsetsilas**

**Location – 29 Walkey Road**

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake  
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from the following **Section(s) 200, 603.1.3, 702 & Appendix A-1**. Specifically from **Sec. 200**: To allow an accessory building as the only structure on the lot, where the detached building which is subordinate to the main use or building and located on the same lot with the main building is required. And from **Sec. 603.1.3** to allow for an accessory building as the permitted use on the lot where such use is not permitted. And from **Section(s) 702 and Appendix A-1**: To allow construction of a new 816 sf accessory building (garage) on a pre-existing non-conforming lot, with two frontages Walkey Road and Cobbetts Pond. To allow a lot size of 4,301 sf, where a minimum land area of 50,000 sf is required. To allow 96.4' frontage on Walkey Road (a private road/right of way) where 175' of frontage is required on a public road. To allow a front yard setback of 9' (Walkey Road) and to allow a modified front yard setback of 18' (Cobbetts Pond), where 50' is required. To allow an east side yard setback of 15' and a west side yard setback of 22' where 30' is required.

**Case #18-2020: Parcel 18-L-450**

**Applicant – Edward N. Herbert Associates, Inc.**

**Owner – Cafua Realty Trust Liv, LLC**

**Location – 1 Delahunty Road**

**Zoning District - Professional Business and Technology District (PBT) and Cobbetts Pond & Canobie Lake Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section(s) 614.4:** To allow a drive-thru service to the existing business, where unless associated with banking operations, no drive-thru(s) are allowed.

**Planning Board:** N/A

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

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

**Campbell Farm Discussion:**

**Clyde Pond Updates:**

- Lower gate update
- Swim platform update

**Deer Leap/ Moeckel Pond Updates:**

**Meeting Minutes Review and Approve – 6/11/20**

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

**Adjournment**

\*PLEASE NOTE: in keeping with “social distancing” we are holding this meeting by way of “Zoom”. Most of Conservation Commission members will not be in the room but will be using the “Zoom” platform. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at [965-1241](tel:965-1241). All the members participating will be able to hear you and your questions will be answered. As always you may attend the meeting, the room is limited to 10 people.

Next meeting: July 9, 2020

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