



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission Agenda

August 27, 2020

7:30 pm @ Community Development Department\*

#### Attendance

#### Miscellaneous Items:

- SNHRPC updates to GPS Mapping
- Boy Scouts project/ Meockel Island
- Fosters pond bridges

#### ZBA:

##### **Case #11-2020: Parcel 12-A-500**

**Applicant - New Hampshire Catholic Charities**

**Owner – New Hampshire Catholic Charities**

**Location – 21 Searles Road**

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

Variance relief is requested from **Section(s) 706.4 and 706.8** to allow five signs to be installed. Specifically from **Sec. 706.4 and Sec. 706.8**: To allow a building wall sign to be erected 8.1 sf, where the dimensions of signs total 3 sf is required. And four freestanding entrance signs, with one being double sided, to be erected larger (43.3 sf) than the dimensions of signs total 3 sf is required, installed 8' in height, where 6' is required, with no front lot line setback, where 10' is required, along Searles Road in front of the historic recognized stonewall.

##### **Case #24-2020: Parcel 24-F-631**

**Applicant – Jared Hoole**

**Owner – Jared & Alisyn Hoole**

**Location – 53 Ryan Farm Road**

**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 702 & Appendix A-1 and 703.1**, to allow construction of a 240 sf (12'x20') storage shed. Specifically from **Sec. 702 & Appendix A-1** to allow a 10' rear yard setback, where 30' is required. **And from Sec. 703.1**: To allow a 240 sf shed, where no more than 100 sf is allowed and a 10' rear yard setback, where a shed may be placed no closer than 10' from the lot line in the rear yard is required.

##### **Case #25-2020: 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 1866 +/- 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 the SFD a 11' southerly side yard setback and a 15' 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 25' front yard setback from West Shore Road, where 50' is required. To allow 50' of frontage along West Shore Road, where 175' is required.

**Planning Board: N/A**

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

**DES Permits & Correspondence:**

- 29 Walkey Road

**Campbell Farm Discussion:**

- Tom update next meeting/social gathering to view progress
- Brush clearing roadside

**Clyde Pond Updates:**

- Continued clean up by Jim Logan
- Parking lot planning
- Gate install

**Deer Leap/ Moeckel Pond Updates:**

- Final concrete pour for dam
- Vandalism/camera purchase

**Meeting Minutes Review and Approve – 8/13/20**

**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: September 10, 2020  
Agenda items and order may be modified at the discretion of the Commission