



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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**Conservation Commission Agenda
September 10, 2020**

7:30 pm @ Community Development Department*

Attendance

Miscellaneous Items:

- Jr Trail adopters/ YESS presentation
- N. Lowell rd. Pond update

ZBA:

Case #26-2020: Parcel(s) 16-Q-213 & 16-Q-212 & 16-Q-211

Applicant - Benchmark Engineering, Inc.

Owner - D&P Viau RT

Location - 8 Viau Road-16-Q-213 & 10 Viau Road-16-Q-212 & 18 Viau Road-16-Q-211

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

Variance Relief is requested from **Section(s) 702 & Appendix A-1**, to allow tax map 16-Q-213 to be reduced in size from 72,800 sf +/- of land area to 52,400 sf +/- with 200' +/- of frontage on Viau Road (private road). Some land, 16,059 sf +/- and 156' of frontage on a private road will be added to abutting tax map 16-Q-212. Remaining land 4,309 sf +/- and 0' frontage on a private road will be forming a non-buildable lot to be attached to tax map 16-Q-211, where 50,000 sf of land area and 175' of frontage is required.

Case #27-2020: Parcel(s) 1-C-200 & 1-C-210

Applicant - Benchmark Engineering, Inc.

Owner - Tinkham Rev. Trust and Merrill Family Trust

Location - 115 Kendall Pond Road-1-C-210 & 117 Kendall Pond Road-1-C-200

Zoning District - Rural District

Variance Relief is requested from **Section(s) 702 & Appendix A-1 and 703**, to allow approx. 7,700 sf of land area on tax map 1-C-200 to be added to tax map 1-C-210. Specifically from **Sec. 702 & Appendix A-1** to allow the proposed lot line to be 15' from the existing garage as a side yard setback, where 30' is required. To allow the existing garage a 49' front yard setback from the right of way (Kendall Pond Rd.), where 50' is required. And from **Sec. 703** to allow the existing garage to remain in the front yard, where a detached accessory building may be erected in the rear or side yard area in conformance with the yard requirements of the district.

Case #28-2020: Parcel 17-L-78 and 17-L-78AL-1

Applicant - Benchmark Engineering, Inc.

Owner - Brett and Larissa Nigro

Location - 28 Horseshoe Road

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

Variance Relief is requested from **Section(s) 406.2, 702 & Appendix A-1**, to allow construction of a screen room addition to the existing year round single family dwelling (SFD). Specifically from **Sec. 406.2** to expand the volume of the SFD from 2,725 sf to 2,917 sf in area and from 59,550 cu/ft to 61,086 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 702 & Appendix A-1** to allow the addition a 15' side yard setback, where 30' is required.

Planning Board: N/A

Intent to cut Applications: N/A

DES Permits & Correspondence: N/A

Campbell Farm Discussion:

- Tom P. Next meeting updates/site walk/ invite Campbell subcommittee
- Roadside clearing

Clyde Pond Updates:

- Gate complete

Deer Leap/ Moeckel Pond Updates:

- Dam complete/ backfill/ADA walkway

Meeting Minutes Review and Approve – 8/13/20 & 8/27/20

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 24, 2020
Agenda items and order may be modified at the discretion of the Commission