



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Approved Minutes

January 13, 2022

7:00 pm @ Community Development Department

Attendance:

Chairman Dave Curto- present
Vice Chair Wayne Morris- present
Pam Skinner- excused
Kara Feldberg, Secretary- present
Lisa Ferrisi- present
Brian McFarland, alternate (seated for Ms. Skinner)

Miscellaneous items:

Campbell Farm Updates:

Chairman Curto mentioned the Holiday Open House that was attended by several Board members and the public on January 8th. Chairman Curto stated that the goal of Mr. Tom Paquette is to have the project completed by this time next year and to have 2 tenants in the two apartments by that time.

Fosters Pond/ Greenway Updates:

- Eagle Scout project review and finalizing. Additional funds donation

Michael Wimmer from Troop 266 addressed the Board. Michael wished to thank the Board for all their help at Fosters Pond. Michael stated that he raised money through a car wash for materials and then purchased, cut and carried all the materials to the locations on the trail. Michael stated that he has some extra funds, approximately \$300 that he would like to donate to the Conservation Commission so other improvements can be made. Michael also needs a beneficiary signature for the project

A motion was made by Vice Chair Morris to accept the donation of \$370 from Michael Wimmer of Troop 266 for the purpose of improvements to Fosters Pond. Seconded by Ms. Feldberg. Vote 5-0. Motion passes.

Rt. 28/Mclvaine Forest Updates:

- Bridge quote discussion and approval

There is a quote for the work proposed in the area which the Board discussed.

A motion was made by Vice Chair Morris to expend \$4000 from the Conservation Land Fund for bridge and tree work. Seconded by Ms. McFarland. Vote 5-0. Motion passes.

The Board discussed access to the Salem side in this area as well. The Board viewed abutting parcels on the GIS map.

Other Conservation lands and Easements Updates: N/A
Bond Request:

- Discussion and vote for future use of Conservation land trust fund for payments to cover 6.2 Million Bond request.

Chairman Curto stated that they had a very successful night at the Board of Selectmen meeting. Chairman Curto stated that one Board of Selectmen member was looking for the Conservation Commission to use as much of the land trust fund as possible. Chairman Curto stated that the goal of the fund is to have the money available as properties become available. The Board discussed using Clyde Pond as an example at the Deliberative session to show how the money was utilized for Conservation land instead of development.

A motion was made by Vice Chair Morris for the current Conservation Commission to use current use monies to pay off any future bonds that the town accrues. Seconded by Ms. Ferrisi. Vote 5-0. Motion passes.

Chairman Curto stated that he and other community board members are working on getting letters of support from other boards in support of the above-mentioned warrant.

Meeting Minutes Review and Approve – 12/23/2021

A motion was made by Vice Chair Morris to approve the December 23rd draft minutes as amended. Seconded by Ms. Feldberg. Vote 4-0-1. Mr. McFarland abstained. Motion passes.

ZBA:

Case #03-2022: Parcel(s) 21-K-47A

Applicant – Susan White

Owner – Susan White

Location – 28 Turtle Rock Rd

Zoning District – Residential A & WPOD

Variance Requested for a shed in the front setback

The Board reviewed the plan; they have no issues with the plan as presented since the shed is as far outside the shoreland area as possible.

PB:

Case 2021-38 – Conceptual Site Plan, 1 & 3 Sharma Way, (Parcel 18-L-300); Zone – Professional Business and Technology District, Residence A District, and Watershed Protection Overlay District (WPOD)

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc. c/o Peter Weshonko, is seeking a conceptual consultation with the Planning Board to seek feedback on an alternative plan for the Gateway Park Master Plan. *Previous hearing dates: 10/6/21 (immediately continued), 11/3/21 (discussion), and 12/1/21 (discussion).*

See previous comments

The Board had a general discussion about their comments about plans and cases being clear so that other boards can read them. Also, the Board discussed the importance of making sure conditions like porous pavement are monitored after the fact

Case 2021-46 – Major Final Site Plan and WWPDP Special Permit, 86 Rockingham Road, (Parcel 8-B-500); Zone – Residence District B, WWPDP, and Rt. 28 Access Management Overlay District.

The applicant, Karl Dubay of the Dubay Group Inc., LLC, representing property owner 86 Rockingham Rd, LLC-Corey Garabedian, Mgr., requests a Major Final Site Plan (603.2 of the Site Plan Regulations) and a Wetland and Watershed Protection District (WWPD) Special Permit (601 of the Windham Zoning Ordinance) for 68 residential units proposed in duplex style dwellings on a 114-acre lot.

Previous hearing dates: 11/3/21 (discussion); 12/15/21 (immediately continued)

Ms. Feldberg read an email from Mr. Karl Dubay who is representing the applicant. Mr. Dubay stated in the email that there are no new impacts to the WWPDP and it is a “better designed plan” according to Mr. Dubay. Vice Chair Morris mentioned the idea of dedicated conservation land once again that was brought up at the last meeting.

Case 2021-49 – Major Final Site Plan Application, WWPDP Special Permit, and Design Review Regulations Application, 154 Rockingham Road, (Parcel 8-B- 6200); Zone – Neighborhood Business, WWPDP, and Rt. 28 Access Management Overlay District.

The applicant, Richard Gregory of Edward N. Herbert Assoc., Inc., representing property owner Comrock, LLC, Gerry Beique, Mgr., requests a Major Final Site Plan, Wetland and Watershed Protection District (WWPD) Special Permit, and Design Review Regulations Application for a proposed 3,600 sq. ft. commercial building, associated parking, and access.

Previous hearing dates: 11/17/21 (immediately continued); 12/15/21 (immediately continued).

The Board has seen this plan previously and they have also done a site walk in this location. The Board discussed their opposition to the project as presented because of the wetland and WWPD impacts. See commends from previous meetings.

Case 2021-55 – Minor Final Subdivision and WWPD Special Permit, 155 Range Road (Parcel 22-R-1); Zone – Rural and WWPD

The Applicant, Joe Maynard of Benchmark LLC, representing property owner, Mark Harvey, seeks a Final Minor Subdivision and Wetland and Watershed Protection District (WWPD) Special Permit (pursuant to Section 601 of the Zoning Ordinance) to subdivide the existing lot into two lots and to allow a shared driveway crossing through wetland buffers for access to two single family homes. The proposal received a Variance from the ZBA, see ZBA Case 51-2021. *Previous hearing dates: 12/15/21 (discussion)*

The Board discussed this project previously.

The Board would like to consider the parking in the front to be used for potential future access to the trails area.

Ms. Ferrisi mentioned adding native vegetation to the area near the road (high bush blueberry, grey dogwood and winterberry were mentioned as native species) and for buffering for the neighbors.

Miscellaneous

Chairman Curto stated that the Planning Board mentioned creating a subcommittee with a representative from each of the town boards in order to be on the same page about land use changes.

Chairman Curto also mentioned some of the potential changes to land use on the ballot.

A motion was made by Vice Chair Morris to adjourn at 8:20pm. Seconded by Mr. McFarland. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Lincicum