



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087
(603) 432-3806 / Fax (603) 432-7362
www.WindhamNH.gov

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

**Conservation Commission
Approved Minutes
January 23, 2020**

7:30 pm @ Community Development Department

Attendance:

- Chairman Dave Curto- present**
- Vice Chair James Finn- excused**
- Wayne Morris- present**
- Pam Skinner- present**
- Lisa Ferrisi- present**
- Brian McFarland, alternate- seated for James Finn**
- Oliver Liu, alternate- excused**

Miscellaneous Items:

Abby Ashegh addressed the Board. Abby is looking to build an informational kiosk in the Moeckel Pond area as part of a Girl Scout Gold Award project. The Board reviewed Abby's project design and commended her for her efforts. Abby stated she would need an approval for her plans from the Conservation Commission and then the plans would be sent back to the Girl Scouts.

The Board and Abby discussed the best location for the kiosk. Abby stated that she has discussed the project with the Friends of Moeckel Pond as well. The Board coordinated the best time to take a site walk of the property which would be Wednesday at 4:30. The Board and Abby will also try to coordinate with the Friends of Moeckel Pond for the site walk as well.

A motion was made by Ms. Ferrisi to approve the site walk for January 29th at 4:30pm in the Moeckel Pond parking area. Seconded by Mr. McFarland. Vote 5-0. Motion passes.

ZBA:

Case #03-2020: Parcel 13-J-8

Applicant – Edward N. Herbert Associates, Inc.

**Owner(s) - Allen M. Johnson 2011 Revocable Trust, Allen M. Johnson, Trustee
Judy C. Johnson 2011 Revocable Trust, Judy C. Johnson, Trustee**

Location – 1 Allen Road

Zoning District – Rural District

43 Variance relief is requested from **Section(s) 702 & Appendix A -1** to allow construction
44 of a single-family dwelling (SFD) on a pre-existing non-conforming lot. Specifically
45 from **Sec. 702 & Appendix A-1**: To allow a lot size of 15,690 +/- sf where a minimum
46 land area of 50,000 sf is required and to allow 0' frontage on Allen Road (a private road)
47 where 175' of frontage is required on a public road, and to allow the SFD a front yard
48 setback of 28' +/- where 50' is required and to allow side yard setbacks of 23' and 26'
49 where 30' is required.

50

51 Mr. Shayne Gendron addressed the Board. The parcel has been owned by the applicant
52 since 1980. The property is on Shadow Lake. Mr. Gendron stated that the building
53 coverage is at 7% where 20% is allowed. Mr. Gendron also discussed the setbacks on the
54 lot. This project is not in the Cobbetts Pond Watershed so the Conservation Commission
55 may not see the project again. Mr. Morris asked what else might be done to mitigate for
56 the structure, such as drip edge for the house. The site would have access off of Colburn
57 Road; Allen Road (not a town road) is a dirt road off of Colburn Road.

58

59 There was once a house on the lot but it is now a vacant lot.

60

61 The Board has no issues at this time. The Board would like to see the drip edge added to
62 the plan. Mr. Gendron stated it would be added before the plan goes to ZBA.

63

64 **Meeting Minutes Review and Approve – 1/09/20**

65

66 The Board discussed changes to the draft minutes.

67

68 **A motion was made by Ms. Skinner to approve the minutes for January 9th, 2020 as**
69 **amended. Seconded by Mr. McFarland. Vote 4-0-1. Mr. Morris abstained. Motion**
70 **passes.**

71

72 Town GIS Site Map

73

74 Chairman Curto discussed the letter the Board received regarding the conservation land
75 on the maps.

76

77 DES letter regarding 7 Seavey Road; this was a letter of notification letting the
78 Conservation Commission know that vegetation had been removed from the site. The
79 case has been added to the DES inspection list according to the letter.

80

81 **A motion was made by Ms. Skinner to adjourn at 8:00pm. Seconded by Ms. Ferrisi.**
82 **Vote 5-0. Motion passes.**

83

84 Respectfully submitted by Anitra Brodeur