



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Approved Minutes

March 12, 2020

7:30 pm @ Community Development Department

Attendance:

Chairman Dave Curto-present
Vice Chair James Finn- excused
Wayne Morris- excused
Pam Skinner- present
Lisa Ferrisi- present
Kara Feldberg, alternate (seated for Mr. Finn)
Brian McFarland, alternate- excused
Oliver Liu, alternate- excused

Miscellaneous Items:

None

ZBA:

Case #06-2020: Parcel 21-U-30
Applicant – SFC Engineering Partnership
Owner – Covnett Properties, LLC
Location – 3 Cobbetts Pond Road
Zoning District – Business Commercial A - Wetland and Watershed Prot. District (WWPD)

Variance relief is requested to allow expansion of parking capacity, 2420 sf of additional parking area from the following **Section 601.3** within the WWPD where such use is not permitted.

Mr. George Fredette addressed the Board. The applicant is looking to expand and accommodate the customers that they have; Sunday is the busiest day of the week for this emergency veterinary service. Mr. Fredette explained the new orientation of the parking lot and driveway. Mr. Fredette stated that 88% of the property is within the WWPD. The footprint is not changing but the number of parking spaces is changing from 14 to 25; 11 parking spaces are currently in the WWPD and that will move to 21 parking spaces. Mr. Fredette stated that they are seeking to expand a storm water pond to help mitigate the parking spaces. Mr. Fredette stated that some gravel will be brought in. Additionally, some fill will be brought in but some will be taken out so there will be a zero-net balance. Ms. Ferrisi asked about grass pavers in one area of the parking area. Also, she asked that the plants be native species. Mr. Fredette stated that the site does not have the depth to be

able to use grass pavers because there is drainage underneath the pavement for the sake of treatment, hence, that might not possible.

Chairman Curto stated it is a very tight site. The Board discussed that the recycle boxes will remain on site as it is an asset for the Boy Scouts and the community. Mr. Fredette explained why there was no oil and grease trap system on site as the elevation is so low. Chairman Curto stated that one of their recommendations would be any additional storm water treatment that the site can afford. Mr. Fredette stated that it would be possible to use pavers on the “less used” portion of the parking lot as lower traffic areas can tolerate these pavers; Mr. Fredette would like to discuss this with the applicant to see if that might work.

The Board recommends grass pavers be incorporated into the design, potential additional storm water filtration and native plants.

Mr. Ferrisi asked about the use of salt when it snows.

The Board would like to see a green snow-pro management system used on site as well. The Board is in support of the request as the applicant works towards these site plan changes.

Case #07-2020: Parcel 17-I-300-3
Applicant – Edward N. Herbert Associates, Inc.
Owner – Range Road Estates, LLC
Location – 6 Chadwick Circle
Zoning District - Rural District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)

Variance relief is requested to allow 24 sf of newly constructed deck in the back of the unit from the following **Section(s) 601 and 601.3** within the WWPD where such use is not permitted.

Mr. Paul Zarnowski addressed the Board to represent the applicant. When the land was recently surveyed, the applicant did discover there was some WWPD on the site. Mr. Zarnowski stated that the pump house and a portion of the deck are currently in the WWPD along with the crushed stone underneath the deck. To move the deck would mean a disturbance in the WWPD to move the deck, the gas line and the electrical. Mr. Zarnowski stated there is a lot of heavy brush beyond the deck in a large buffer area to help protect the wetland.

The Board sees that this is a minimal impact and a minimal disturbance in the area. The Board is in support of the lay out design that has the minimum impact on the site.

Case #08-2020: Parcel 21-V-204B
Applicant – Meisner Brem Corp.
Owner – James Jamieson
Location – 12 Ministerial Road
Zoning District - Residential A District

Variance relief is requested from **Section(s) 702 and Appendix A-1** to allow construction of a new 1,386 sf two-bedroom single family dwelling (SFD) on a pre-existing non-conforming lot, with two frontages Ministerial Road and Spruce Road. To allow a lot size of 13,792 +/- where a minimum land area of 50,000 sf is required. To allow 100'+/- frontage on Ministerial Road (a public road) and 118.2 +/- feet of frontage on Spruce Road (a private road/right of way) where 175' of frontage is required on a public road.

The Board reviewed the plan. There is an existing structure that will be razed. The Board reviewed the site plan. This is a pre-existing non-conforming lot of record as Ms. Skinner pointed out. There is no plan for a new septic system; the septic system is from 1985 according to the plan.

The Board would like to see the plan again with a representative or the applicant before it goes to the Planning Board in order to ask clarifying questions around storm water design and septic design as the plan appears to be in the preliminary stages. The Board would also like more information about impervious surface area.

DES Permits & Correspondence: 13 Spring Street

Ms. Sirya (sp?) Lynch, 19 Spring Street addressed the Board. Ms. Lynch gave the Board a packet of emails that showed communication between themselves and DES. Ms. Lynch explained that there is a car port on their property for 2 cars. The car port has not changed in years, yet, the neighbors have recently issued another complaint according to Ms. Lynch. Ms. Lynch stated that they applied for and received a permit for the car port through the town's planning department.

Ms. Lynch then discussed the deck that has been installed by the owners of 13 Spring Street. Ms. Lynch showed pictures of the installation of the "screen porch" and the wetland impact; it is a concern to Ms. Lynch. Ms. Lynch believes the screened porch is about 40 feet from the water. Ms. Lynch is concerned about erosion as more trees and plants disappear from the area for a variety of reasons.

Chairman Curto stated that the complaints filed are "above" this Board in that they have been filed at the state level. Chairman Curto stated that there was no mention in the previous complaint about the removal of trees and brush. Chairman Curto does appreciate that the Lynch's have obtained a permit for the car port on their property.

The applicant stated that she is still concerned with the impact on the wetland and the decrease in vegetation in order to accommodate the deck on this site.

Campbell Farm Discussion:

- Spring Clean-up event with Kara Feldberg

Ms. Feldberg gave out a map and a proposal to the Board. Ms. Feldberg is dismayed by the cans and trash near Kendall Pond Road. Ms. Feldberg sees a lot of cans in the brook and showed the Board photos of the garbage. Ms. Feldberg and the Board discussed permissions that might be needed to go on the property of others. The clean-up will happen on March 28th at 10am. Ms. Feldberg would also like to budget \$42 for gloves, water, and garbage bags. Mr. Senibaldi also said he would pick up the filled garbage bags as a courtesy. The Board also discussed a rain date and the need to build support and communicate with the public for the clean-up day. Ms. Feldberg also suggested having the volunteers wear boots, bright clothing, and gloves to protect themselves during clean-up.

A motion was made by Ms. Skinner to allow the Conservation Commission to approve an amount not to exceed \$50 for the purpose of a road side clean-up near Campbell Farm and along the road side in this area. Seconded by Ms. Ferrisi. Vote 3-0-1. Ms. Feldberg abstained. Motion passes.

A motion was made by Ms. Ferrisi to allow the Conservation Commission to authorize Ms. Feldberg to lead the roadside clean-up for the roadside clean-up on one of the conservation lands. Seconded by Ms. Skinner. Vote 3-0-1. Ms. Feldberg abstained. Motion passes.

Meeting Minutes Review and Approve – 3/12/20

A motion was made by Ms. Skinner to approve the February 27th draft minutes as presented. Seconded by Ms. Feldberg. Vote 4-0. Motion passes.

A motion was made by Ms. Ferrisi. To adjourn at 9:00pm. Seconded by Ms. Skinner. Vote 4-0. Motion passes.

Respectfully submitted by Anitra Brodeur