



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Approved Minutes

August 13, 2020

7:30 pm @ Community Development Department

Attendance:

Chairman Dave Curto- present

Vice Chair James Finn-excused

Wayne Morris- excused

Pam Skinner- present (at Community Development)

Lisa Ferrisi- present via Zoom

Kara Feldberg alternate- present via Zoom (seated for Mr. Morris)

Brian McFarland alternate- excused

Oliver Liu alternate- excused

Jason Luippold, alternate- excused

Miscellaneous Items:

SNH RPC Updates

According to Chairman Curto, the Trail GPS and Mapping have been completed at the Rail trail and all the off-shoot trails have been completed thanks to Norm Babineau. Deer Leap has also been completed thanks to Diane Fallon. The Route 28 Town Forest has also been mapped thanks to Norm Babineau. The Gage lands and London Bridge Road and Ashton Park were scheduled for today but will be rescheduled in the near future. The new trail that comes down off of Weston has also been mapped.

Fosters Pond bridge issue

Safety issues regarding the bridges in the area at Fosters Pond were discussed by the Board. There is a lot of rotted wood and roots in the area, there is a Boy Scout that is interested in creating his project in the area but time is of the essence to get the area safe according to Chairman Curto. The bridges appear to be in rough shape and the Board would like to keep the public safety in mind. In some areas, the boards are missing or they are on the side.

Town budget

Chairman Curto stated that the town budget is coming due September 3rd. Chairman Curto was asked to review what is in the budget for the Conservation Commission. The Board discussed the dues for Conservation Commissions. Another item the Board discussed is regular maintenance and what that amount might be. The Board discussed

43 that it might be worth making a request so there can be some sort of number on the
44 budget. Trail maintenance and the farm mowing each year are items that should be added
45 according to Ms. Ferrisi.

46

47 Windham FD/PD meeting on safety and rescue review

48

49 Chairman Curto met with the police and fire department recently. Trail mapping is
50 bringing up ways for people to discover the town lands. Police and fire have no problem
51 with that but their main concern is the ways to handle emergency situations and
52 navigating the trails. The maps will be a very helpful thing according to Chairman Curto.
53 the different main entrances and trail heads, that is a big area with a lot of trails, there are
54 other ways to access some of these properties; one of the things police and fire would like
55 to see is the main entrances and trail heads to have some kind of signs and markers so it
56 is easier to find and navigate. If it is possible, police and fire would like to open up some
57 of the entrances to accommodate the size of the equipment in relation to the trails. Not all
58 of the trails will support that type of utility vehicle. Chairman Curto has reached out to
59 Jim Logan to see if some of the entrance ways could be opened up a little bit at the trail
60 head.

61

62 Chairman Curto discussed 911 signage with the police and fire and the potential to figure
63 out some way that people would be able to communicate if they get lost. For example,
64 even on a 50-acre property, it can still be difficult to locate an individual on a large piece
65 of property. According to Chairman Curto, police and fire asked if the Conservation
66 Commission would be willing to pursue helping the fire and rescue equipment by looking
67 at the list of items that they might need some assistance with Ms. Feldberg asked what
68 types of equipment would be used. There was a mechanism that a stretcher could sit on.
69 The weight of the stretcher is on the wheel. Ms. Ferrisi would like to see the budget and
70 she would like to know if this would be an annual thing or a one-time thing. Chairman
71 Curto stated that many of these items would be a one-time purchase. The Board discussed
72 if police and fire could show the Board what they are looking for; is there an itemized list
73 that the Board can look at? Chairman Curto will let police and fire know they are
74 interested in the idea of helping.

75

76 Aquafer Sign

77

78 Chairman Curto stated that Ms. Wendy Williams' daughter did a Girl Scout project and it
79 was about the state of the aquifer. She has created signs about the project. Chairman
80 Curto will email the design to the Board to see if a few should be purchased and be put
81 up on kiosks around town.

82

83

84

85 **ZBA:**

86

87 **Case #22-2020: Parcel 9-A-909**

88 **Applicant - Meisner Brem Corporation**

89 **Owner - Colleen and David Holding**

90 **Location – 20 Balmorra Road**

91 **Zoning District – Rural District and Wetland & Watershed Protection District**
92 **(WWPD)**

93

94 Variance Relief is requested from **Section(s) 601.1.1 and 601.3**. Specifically from
95 **Section 601.1.1** to allow 196 sf addition to an existing dwelling to be located within the
96 WWPD where development of structures within the WWPD are not allowed. And from
97 **Sec. 601.3** to allow 196 sf addition, where erection of any permanent building are not
98 allowed and associated grading and improvements within the WWPD where such use is
99 not permitted.

100

101 The Board discussed their concerns around storm water and drip line infiltration. There is
102 already a home in this location on this 14-acre lot. The applicant is not proposing a new
103 home. There would be a small addition, 14 by 14. The overall impact might be an 8th of
104 the size of the building. There was no representative present at the meeting.

105

106 The Board discussed asking the applicant if they were going to restore the area that they
107 are going to disrupting and whether or not there would be any vegetation removal.
108 Vegetation replaced in the area post-construction would be recommended by the Board.

109

110 The Conservation Commission would like to see storm water retention and infiltration
111 and native vegetation in the area. Ms. Ferrisi will send a sheet to make it very easy for
112 applicants to find these plants and trees.

113

114 **Case #23-2020: Parcel 16-D-201**

115 **Applicant – Edward N. Herbert Associates, Inc.**

116 **Owner – Indian Rock Development, LLC**

117 **Location – 10 Enterprise Drive**

118 **Zoning District - Residential A District, Rural District, Wetland & Watershed**
119 **Protection**

120 **District (WWPD), Cobbetts Pond & Canobie Lake Watershed**

121 **Protection Overlay District (WPOD)**

122

123 Variance relief is requested to develop a five-lot subdivision for new single-family
124 dwellings to be located on a private road from the following Section(s) 702 & Appendix
125 A-1 to allow 0’ of frontage on a Class V road, shown as Road “A” where 175’ is required
126 on a public road.

127 Mr. Shayne Gendron from Edward N. Herbert Associates, Inc addressed the Board. The
128 applicant would like to make the road a private road so the road does not need to be
129 maintained by the town. There is a retention pond and grading. The disturbance will be
130 85,000 square feet which means it is not tipping an AOT application for this application.
131 According to Mr. Gendron, one of the residents on the pond stepped up and purchased it
132 in order to protect the pond. This will be a gated community with higher-end housing and
133 to cut down on road traffic near the pond, only people that live on the road will be
134 coming and going. The variance is because it is a private road. The owner has started
135 clearing the lot. Mr. Gendron sated that most of the clearing was on 16_D_200 but that
136 has come to a stop for now until permitting is in place.

137

138 Chairman Curto commented that all of the houses were on the higher side of the road. Mr.
139 Gendron stated there is one proposed on the lower side of the road.

140

141 The Conservation Commission has no issues at this time.

142

143 **Planning Board:**

144

145 **Case 2020-16, Minor Site Plan/Major Site Plan, Major WPOD**

146 **1B Wall Street, (Lot 11-C-701) Business Commercial A District, WPOD**

147 Joe Maynard/Benchmark Engineering representing Indian Rock Office Park II LLC is
148 proposing to add a second drive through at the west end of the existing building.

149

150 This is a second, new building and a proposal for a road around the back of the building.

151 It appears that the applicant is putting a second drive thru on the other side of the plan.

152 There is an overhang on the plan that is there for a drive-thru and there is no window.

153 The applicant is looking to put a driveway beyond the back of the building, one lane
154 drive thru around the back of the building and adding another drive thru. There is a two
155 lane on one side of the building for a bank and one lane intended for a coffee shop.

156

157 The Conservation Commission's concerns would be on the storm water run-off. The
158 Board would like to be aware of storm water run-off retention and potential curbing from
159 the paved areas.

160

161 **Case 2020-17, Design Review Subdivision Application (lot 16-D-201)**

162 **10 Enterprise Drive, Rural, Residence A, WWPD & WPOD District**

163 Edward N. Herbert Assoc., Inc. representing Indian Rock Dev., LLC is proposing a five
164 (5) lot subdivision on this 16.7-acre lot, accessed by a private road.

165

166 Mr. Shayne Gendron addressed the Board once again to discuss the case. Mr. Gendron
167 stated that they are infiltrating storm water under the roadway. Mr. Gendron stated that it
168 is a Cadillac plan for storm water management. The road drops from Enterprise Drive to

169 Route 111 and plan is to treat the storm water below the roadway. The street is curved
170 and has a low point, infiltration will happen directly below the roadway and there is a
171 bio-retention area. There will be a low impact for the drainage. Covenants can be done to
172 maintain the road and the applicant is trying to keep the value up on the lots by keeping
173 buffers in place. Ms. Ferrisi asked about the potential for not clear cutting the area and
174 working to reduce that. Mr. Gendron stated that the developer would like for these to
175 remain private and to keep as much privacy as possible. The owner of the property does
176 live on the pond and they would like to put out a product that protects the pond.

177

178 The Board has no issues with the plan and stated that additional storm water infiltration
179 with buffer zones is helpful to the minimal impact imposed.

180

181 **Campbell Farm Discussion:**

182 Site walk, trail proposal/notes review

183

184 Chairman Curto reviewed the trails that were explored on the site walk several weeks
185 ago. There is a main woods trail that follows along on a ridge. The site walk was along
186 the ridge and down by the water. There is a high trail and a low trail, good for those that
187 would like to go fishing and that type of thing. There are field loops in the area. The only
188 issues with that area is that it does come very close to the neighbor's back property line.
189 When the time comes, they would like to make signs that state "Private Property". There
190 is a lot of vegetation in the area. The Board discussed access from the field of the
191 abutter's property. There is also a double stone wall that runs through the area. Along the
192 way on one of the ridge trails, there was a discussion about dedicating a rock to Joan
193 Normington in tribute to her. Chairman Curto stated that they feel it is only right to find a
194 way to dedicate something to her.

195

196 Ms. Skinner mentioned all the historical pictures to be put in the area. There is some
197 brush in the area but it is possible to follow the yellow flags. Most of the trails are
198 circling around the field according to Chairman Curto.

199

200 Roadside cleaning estimate

201

202 The Board discussed the estimate to clean up along Kendall Pond so it opens up the field.
203 M and D Associates is doing the project at Clyde Pond. The company would trim
204 branches and clean up the whole section from the parking lot to the trees and do grading
205 in the parking lot. \$1,700 is the price for all of this work. The company will be cutting
206 brush headed towards the farmhouse but not all the way to the farmhouse.

207

208 **A motion was made by Ms. Ferrisi to approve M and D Power Services to pick up**
209 **trash, clean up the parking lot area for the amount of \$1,700. Seconded Ms.**

210 **Feldberg. Roll call vote: Ms. Skinner, Ms. Ferrisi, Ms. Feldberg, and Chairman**
211 **Curto- yes. Vote 4-0. Motion passes.**

212
213 Yoga at the farm

214
215 Chairman Curto stated he had a discussion with Diane Fallon regarding Campbell Farm.

216
217 **A motion was made by Ms. Skinner to allow the use of the field at Campbell Farm**
218 **for the purpose of yoga. Seconded Ms. Feldberg. Roll call vote: Ms. Skinner, Ms.**
219 **Ferrisi, Ms. Feldberg, and Chairman Curto- yes. Vote 4-0. Motion passes.**

220
221 **Clyde Pond Updates:**

222
223 BOS discussion/donations

224
225 For the Clyde Pond parking lot, there were 2 donations, one from Jim Logan in the form
226 of time and equipment. The other was from Kairns who donated their time and materials.

227
228 Gate update

229
230 M and D, the company installing the gate at the parking lot has the gate in possession and
231 it will be installed by the end of the week next week.

232
233 Create town land policy

234
235 Chairman Curto said he was going to look into the process of the town land policy.

236
237 **Deer Leap/ Moeckel Pond Updates:**

238
239 11 Moeckel Pond Rd. issue

240
241 The dam is coming along according to Chairman Curto. There are some wetland
242 violations with a shed and decks going up, it is being handled by the building inspector.
243 There is no shoreland protection for the town and the state is handling it right now.

244
245 Vandalism/cameras/update town policy

246
247 According to Chairman Curto, there are pictures of the vandalism. This was brought up at
248 the police and fire meeting. Cameras will be put out in the area. The Board discussed
249 some of the fines that are being imposed those who vandalize conservation land.

250
251 **Meeting Minutes Review and Approve – 7/23/20**

252 **A motion was made by Ms. Skinner to approve the July 23rd draft minutes as**
253 **presented. Seconded by Ms. Feldberg. Roll call vote: Ms. Skinner, Ms. Ferrisi, Ms.**
254 **Feldberg, and Chairman Curto- yes. Vote 4-0. Motion passes.**

255

256 **A motion was made by Ms. Skinner to adjourn at 9:58pm. Seconded by Ms. Ferrisi.**
257 **Roll call vote: Ms. Skinner, Ms. Ferrisi, Ms. Feldberg, and Chairman Curto- yes.**
258 **Vote 4-0. Motion passes.**

259

260 Respectfully submitted by Anitra Lincicum

Approved