



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Draft Minutes

August 27, 2020

7:30 pm @ Community Development Department

Attendance:

Chairman Dave Curto- present (via Zoom)

Vice Chair Wayne Morris- excused

James Finn- excused

Pam Skinner- excused

Lisa Ferrisi- present (via Zoom)

Kara Feldberg alternate- present (via Zoom), seated for Ms. Skinner

Brian McFarland alternate-present (via Zoom), seated for Mr. Morris

Oliver Liu alternate- excused

Jason Luippold, alternate- excused

Miscellaneous Items:

- SNHRPC updates to GPS Mapping

Mr. Curto stated they have covered all the mapping of the trails and taking pictures of monuments of the lands. Mr. Curto stated that all of the properties that were in the Phase 1 list have been completed except the Gage lands; they may have been completed today. All of the information will be created and ready by SNHRPC. All the information will be gathered and put onto maps. The Board may want to do an actual physical meeting with them. Mr. Curto stated he is excited to see these maps up on kiosks and in other areas of town.

- Boy Scouts project/ Meockel Island

Mr. Curto stated that the project is now finalized. Andrew Lucas addressed the Board at Community Development. Andrew stated that he was able to build the two picnic areas on Meockel Island. Andrew and the other scouts were able to pick up a lot of the trash that was in the area, install screws on the picnic tables to secure them, clear the trails and brush in the area and do a general clean-up. Andrew presented pictures of the project coordination and picnic table construction. Andrew stated that there was a surplus of funds and those would be signed over to the town as a donation. The Board was very appreciative of the work accomplished in the area. Mr. Lucas addressed the Board and stated that the picnic tables are made of recycled materials. Mr. Lucas also stated that Andrew raised money through a car wash at Mr. Al Letizio's property. Chairman Curto wished to thank Mr. Letizio for the use of his property and for matching the funds. Mr. Lucas wished to thank the Conservation Commission for their volunteerism.

- Fosters pond bridges

Chairman Curto stated that some of the bridges at Foster's Pond are in rough shape. Chairman Curto stated that the Boy Scout who had coordinated to have the bridges as part of his project was just approved for his project so it will not take long to start the project. Yet, the Conservation Commission may need to start doing the repairs themselves or consider hiring someone to help with the repairs.

ZBA:

Case #11-2020: Parcel 12-A-500

Applicant - New Hampshire Catholic Charities

Owner – New Hampshire Catholic Charities

Location – 21 Searles Road

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

Variance relief is requested from **Section(s) 706.4 and 706.8** to allow five signs to be installed. Specifically from **Sec. 706.4 and Sec. 706.8**: To allow a building wall sign to be erected 8.1 sf, where the dimensions of signs total 3 sf is required. And four freestanding entrance signs, with one being double sided, to be erected larger (43.3 sf) than the dimensions of signs total 3 sf is required, installed 8' in height, where 6' is required, with no front lot line setback, where 10' is required, along Searles Road in front of the historic recognized stonewall.

Mr. Curto stated that the Historic Commission is in favor of the signs. The Board is in favor of the request and has no issues with the plan as presented at this time.

Case #24-2020: Parcel 24-F-631

Applicant – Jared Hoole

Owner – Jared & Alisyn Hoole

Location – 53 Ryan Farm Road

Zoning District – Rural District

Variance Relief is requested from **Section(s) 702 & Appendix A-1 and 703.1**, to allow construction of a 240 sf (12'x20') storage shed. Specifically from **Sec. 702 & Appendix A-1** to allow a 10' rear yard setback, where 30' is required. **And from Sec. 703.1**: To allow a 240-sf shed, where no more than 100 sf is allowed and a 10' rear yard setback, where a shed may be placed no closer than 10' from the lot line in the rear yard is required.

Chairman Curto reviewed the case presented to the Board and indicated that the

application contains the installation of the shed.

Mr. Jared Hoole addressed the Board and stated he is trying to avoid removing the 4 mature trees in the area and the shed would be put in a location where the removal of the trees would not be necessary.

The Commission sees no issues with this plan at this time.

Case #25-2020: Parcel 22-L-30

Applicant - Cronin, Bisson & Zalinsky, P.C.

Owner - David and Elena Richards

Location - 46 West Shore Road

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

Variance relief is requested from **Section 702 and Appendix A-1**: To allow construction of a new 1866 +/- sf two-bedroom single family dwelling (SFD) on a pre-existing non-conforming lot of record that contains 4,791 +/- sf of building area where a minimum land area of 50,000 sf is required. To allow the SFD a 11' southerly side yard setback and a 15' northerly side yard setback, where 30' is required. To allow the SFD a 28' rear yard setback, where 30' is required. To allow the SFD a 25' front yard setback from West Shore Road, where 50' is required. To allow 50' of frontage along West Shore Road, where 175' is required.

Chairman Curto stated that he still carries the same concerns he did from February 2020 at the size of the lot. Chairman Curto stated there is a state-approved septic system.

Attorney Dan Muller addressed the Board. Attorney stated that the house has been reduced and the setbacks are larger. The vegetation count is higher than it was before. Attorney Muller stated that there was a previous approval on an even smaller lot on the same road previously. Attorney Muller stated they have tried to reduce the size of the structure. Attorney Muller stated there has been some environmental review at the state level. Attorney Muller stated that some changes have been made to the plan.

Mr. David Richards addressed the Board. Mr. Richards stated that the abutting property is owned by the people on the other side of the street. Mr. Richards stated that they have been working hard to make sure they have met all of the town requirements.

Attorney Muller stated that the document being discussed is likely the release of the protective well radius for DES.

Chairman Curto asked about the storm water protection planned during construction. Chairman Curto stated that he does see the porous pavers on the plan as well. Attorney Muller stated there is a plan for a drip line trench on the plan to help infiltrate storm water.

Chairman Curto stated that he is sticking to the original comments on February 13, 2020 that stated that these lots are becoming too small.

Chairman Curto stated that the Board will keep their comments true to the February 13th meeting and it is. Mr. Ferrisi asked the percentage of impervious cover. Attorney Muller stated that it is 19.9% coverage, paragraph 4 and it is stated in the plan. Ms. Ferrisi asked if DES provided the list of plantings during the approval process. Attorney Muller stated there is a reference to plantings but there is no specific list as Ms. Ferrisi mentioned. Ms. Ferrisi will send a specific list of plantings to Chairman Curto to forward to the applicants as it does not often give applicants the next step to help them utilize the correct plantings.

Chairman Curto stated the Commission would like to continue their original comments. When is small too small, it is up to the Zoning Board to decide. The Board appreciates the porous pavers and the drip edge infiltration added to the plan.

DES Permits & Correspondence:

- 29 Walkey Road

Chairman Curto stated that this is a Shoreland Protection Application. The application states they are looking for a garage and it will be the only thing on the lot. Chairman Curto stated that there are porous pavers around the building. The total impervious coverage is 22% of the total lot. Chairman Curto reviewed the infiltration and drainage measures that the applicant was utilizing on the lot.

Chairman Curto will sign off on the application.

Campbell Farm Discussion:

- Tom Paquette update next meeting/social gathering to view progress

Mr. Paquette stated that he would like to give the Conservation Commission an update in September. Mr. Paquette would also like to have a gathering at the farm to discuss the progress and work that has been done.

- Brush clearing roadside

The roadside from the parking lot all the way up will be cleared so it does not block the view of the drivers on the road. Ms. Feldberg stated there is a tree that snapped in half and it is on the other side of the road. Chairman Curto stated he will reach out to the company coordinating the work to see if anything can be done.

Clyde Pond Updates:

- Continued clean up by Jim Logan

There has been brush cut back to make it easier to access the area.

- Parking lot planning

There parking lot planning will begin several weeks from now.

- Gate install

The gate is back from the fabricator and will be installed in the coming weeks as well

Deer Leap/ Moeckel Pond Updates:

- Final concrete pour for dam

This will be done this week.

- Vandalism/camera purchase

The spray paint was cleaned up several weeks ago but then the rocks were painted on again. Chairman Curto stated that he would like the Board to consider installing cameras in order to record the vandalism that is occurring in some of these areas. Mr. McFarland stated that there is a website called www.trailcampro.com which can help guide the customer to figure out what they need. The cameras are sometimes as much \$350 each but they do have the whole package and they can be more inexpensive depending on what the user is looking for. Chairman Curto would like to see the vandalism fined by those who are doing the damage. Chairman Curto would also like to see a policy developed for Clyde Pond because it does not exist yet. Mr. MacFarland suggested getting silica bags to put in the camera which can extend the life of the camera and keep the moisture out.

A motion was made by Ms. Feldberg to adjourn at 9:04pm. Seconded by Ms. Ferrisi. Roll call vote: Ms. Feldberg, Chairman Curto, Ms. Ferrisi, Mr. McFarland-yes. Vote 4-0. Motion passes.

Respectfully submitted by Anitra Lincicum

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