



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

November 13, 2014 at 7:30pm

DRAFT Meeting Minutes

ATTENDANCE

Wayne Morris, Chairman – present
Bernie Rouillard – present
Lisa Ferrisi – present
Pamela Skinner – present
James Finn, Vice Chairman – present
Justin Pare, alternate – excused
Jason Rogers, alternate – excused

The meeting was called to order at 7:30 PM.

MINUTES FOR APPROVAL

- July 24, 2014– minutes
 - Motion to approve by Mr. Finn, second by Ms. Ferrisi, approved 4-0. Mr. Rouillard abstained – was not at the July 24th meeting.
- October 23, 2014 – minutes
 - Motion to approve minutes Mr. Finn, second by Ms. Ferrisi, approved 4-0. Mr. Morris abstained – was not at the October 23rd meeting.

CAMPBELL FARM SUMCOMMITTEE UPDATE

- Mr. Finn provided an update on the committee and the next meeting will be held on Tuesday, November 18, 2014 at 7:00pm.

DISCUSSION

Current Use Money Update

- Mr. Morris updated the commission on current use money – the first payment for Campbell Farm is due next year. In 2016, it appears that we would have the total amount to pay off the bond.

Bylaws Discussion

- Commission plans to use the bylaws that are in place for deer leap and keep the same format and changing names for the bylaws for other properties.

Signs for Conservation Lands

- Posted a “no motorized vehicles allowed” sign on Dolly Andrews property and along the greenway.

- State of NH gave us signs for free – hunting is permitted at town forest
 - No vehicles beyond this point
 - No parking
 - Illegal dumping
 - Bow hunting signs

- Discussed directional signs at fosters pond.

The abutter to Foster's Pond attended the meeting. He informed the commission that someone (who did not leave their name) left a message on his phone telling him to attend the meeting even though the easement discussion was not on the Commission's agenda for that evening.

The Commission had to remind the abutter that conservation commission members are volunteers and not employees of the town. Additionally, the Commission was not invited to collaborate when the easement was discussed so therefore did not have any input on the matter.

Mr. Morris asked about an existing board on the easement that could be used to help mitigate the problem on the trail and was told by the abutter that the board wasn't there. When asked a few minutes later, the abutter noted that the board was there. The abutter then proceeded to say that the Commission would have to go get with a truck. He also said that he would not allow the trail moved but then continued to complain that nothing was being done. He obviously is not experienced with projects such as this or else he would know that now is not the right time to begin projects such as this.

TRC - November 10, 2014 PLANNING BOARD – Nov.19, 2014

Case # 2014-37/WWPD Special Permit, (Lot 13-C-12), McIntosh Road, Proposal for 15' utilities easement across Lot 13-C-12 to provide utilities to Lot 13-C-11

- The plan is to have an underground utility line to cross the easement and connect with lot 13-C-11. The applicant has applied for a permit by notification with the wetlands bureau. The intent after the cutting is to have the vegetation grow back however, Ms. Ferrisi suggested that the location be monitored for invasive plants (i.e. burning bush, multiflora rose, bittersweet.....)

ZBA - November 25, 2014

Case #41-2014, HIGHCLERE Open Space Conservation Subdivision approx. 34 homes, 122 acres off Hawthorne, Chestnut, Pilgrim and Meetinghouse Roads (Lots 11-A-1400 & 1418), Variance requested to allow two (2) new lots off Chestnut Street to be 40,326 sq. ft. and 71,646 sq. ft. and one (1) lot with an existing house on Pilgrim Road to be 535,126 sq. ft. where 30,000 sq. ft. is the maximum permitted and to allow the 35 homes within the subdivision to have a front setback greater than the maximum allowed of 50 ft.

- Previous recommendations to this project that were made by the Commission were incorporated into the plan. It was recommended to move some of the houses further from the WWPD;
- The Commission also recommended that lot 35 have a zoning amendment to not be subdivided. At the meeting, the applicant agreed not to subdivide lot 35. No other issues with the plan;
- The trail easement was also discussed;

- The project is asking for 35K square foot lot instead of a 40K sf lot and a 64K sf lot –due to the awkward shape of the property;
- The rest of the lots will be 20ksf and 30ksf.

Case #42-2014, 4 Floral Street, (Lot 11-A-1622), Variance requested to subdivide the 2.76 acres, creating a new building lot for a single family dwelling and allow the existing drainage easement to be included in the lot size calculations. –

- There will not be any WWPD impacts;
- The commission had no problems with the plan as presented.

Case # 43-2014, 4 Floral Street, (Lot 11-A-1622), Equitable Waiver requested to permit an existing pool to be 28' to the rear setback, where 30' is required.

Johnny Hill Estates Trail – Burnham Road

- When the subdivision at this location was being approved, the existing trail easement was overlooked and a house was constructed before the trail was marked properly. Typically, one is supposed to consider attributes such as trails before designing a subdivision however this was not the case.
- The Letter from the Community Development Department was read to the Commission noting that the trail will be relocated. The Commission will schedule a walk to look at the problem.
- The Commission notes that the trail will have to go through the Town's ROW.
- Ms. Ferrisi wants to know what the Town will do to prevent this oversight in the future.

WWPD & Vernal Pool Markings –Town Meeting Ordinance Changes

- The Commission recommended to change the 50 +/- to a minimum of 50ft. There was no problem with surveyors placing signs (assuming this is talking place after markings by a CWS)

Development of Regional Impact: Pelham – Application was withdrawn removed from the agenda

DES CORRESPONDENCE

DES Wall Permits

- 38 First Street, (Lot 16-Q-169A) – Shoreland impact permit ;
- 14 Horne Road, (Lot 21-Z-263) – Steps along the pond are being redone – the commission reviewed the repair plan.

MAIL -

MERRIMACK RIVER CONSERVATION PLAN WEDNESDAY NOV. 19TH

Non-Public Meeting per RSA 91-A:3 (d) – The Commission did not discuss anything

Mr. Rouillard motioned to adjourn, second by Mr. Finn. Motion passed 4-0. Meeting was adjourned at 9:05pm.

Next Meeting: December 11, 2014

Agenda items and order may be modified at the discretion of the Commission.