



# CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNewHampshire.com

December 9, 2004

Jim Finn – Chairman  
Dennis Senibaldi – Vice-Chairman (Excused)  
Bruce Anderson – Secretary (Excused)  
Lisa Linowes – Member  
Pamela Skinner – Member  
Tom Seniow – Member  
Bernie Rouillard – Alternate  
Rick Adams –Alternate (Absent)

## **Alternate Appointment**

The Chairman appointed Mr. Rouillard to replace Mr. Anderson for this meeting.

## **Lake View Farm, Lot #17-I-200**

### **Joe Maynard of Benchmark Engineering – Presenter**

Mr. Maynard advised the Commission that the main road will be 22-feet wide with 4-feet of grass and 4-foot sidewalks. There will be a closed drainage system within Harvest Road.

## **90 Indian Rock Road, Lot #17-J-7**

### **Joe Maynard of Benchmark Engineering – Presenter**

Mr. Maynard explained that the plan for 5 residential condos has been re-designed because he did not receive a waiver from the Shoreland Protection Bureau.

## **Clarke Farm Subdivision, Lot #14-B-100**

### **Peter Zohdi of Herbert Associates – Presenter**

Mr. Zohdi explained that he was encouraged by Staff to continue Faith Road to Route 111 but is not required by an ordinance to do so. There is enough frontage for three curb cuts. Mr. Zohdi requested a site walk and comments from the Conservation Commission be sent to the Planning Board. The site walk is tentatively scheduled for January 8, 2005 at 8:30 AM.

## **Goodhue Road, Lot 8-B-5700**

### **Peter Zohdi of Herbert Associates – Presenter**

Mr. Zohdi presented a grading plan for the Members to review. Mr. Zohdi requested a letter of recommendation for the 549 square feet of impact to Area #1 and the 727 square feet of impact to Area #2, total dredge & fill 1,276 square feet. At Mr. Rouillard's suggestion Mr. Zohdi agreed to "tighten up" the driveway to 10-feet. The Planning Board has approved this subdivision. Mr. Zohdi will bring an application to the Chairman to



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sign and the Chairman will attach a note stating the concerns and recommendations made by the Commission.

## **Rogers, Lot #13-B-1, Continue discussion started at the 11/18/04 Meeting**

Mrs. Linowes said that since the last Conservation meeting she has found out that the old Rogers place is a contamination site. There have been significant petroleum products deposited at that location. There is groundwater contamination. The vehicles will be exposed in the vicinity of wetlands. Mr. Rouillard said this plan will come before the Conservation Commission again and will have the opportunity to comment at that time.

## **Discussion of Proposed 2005 Zoning Amendments**

The Members discussed Amendment #4 that recommends amending Section 601 Wetlands Watershed Protection District. Mr. Rouillard said that he would rather review on a *case-by-case* basis rather than see this change to the Zoning Ordinance. Mr. Karl Dubay of 21 Telo Road, speaking as a resident, explained that he worked on this amendment as a volunteer with the Planning Board.

Mr. Rouillard suggested that the Commission look at Amendment #6 that recommends amending Section 610 the number of elderly housing units. Indirectly this is a conservation issue because it would encourage further development on parcels of land that are probably difficult to develop under regular circumstances.

Mr. Rouillard questioned Amendment #7 that recommends amending Section 611 Open Space Residential Overlay District. A discussion continued with Mr. Case regarding Amendment #7. Mr. Case advised that the only change would be to *Section 611.6.7.2 Use of Open Spaces* by adding *existing agricultural uses*.

## **Review of Zoning Board Cases**

Case #45-2004, Lot 14-A-701, 54 Mammoth Road, Section 702

Mr. Rouillard read the case into the record and the Members had no comments or recommendations.

Case #57-2004, Lot #11-C-2553, 10 Sheffield Street, Section 702 Appendix A-1

Mr. Rouillard read the case into the record and the Members had no comments or recommendations.

Case #58-2004, Lot #11-C-2553, 10 Sheffield Street, Section 601.3

Mr. Rouillard read the case into the record. After reviewing the submitted plans Mr. Rouillard suggested that the Commission find out what the hardship is and if there is an alternative to building in the WWPDP. The Chairman said that he would review this case with Mr. Tierney, the Building Inspector.



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Case #59-2004, Lot #22-L-47, 59 West Shore Road, Sections 401, 702 & 1200.1.3

Mr. Rouillard read the case into the record. After reviewing the submitted plans the Commission said that this case is in violation of the Shoreland Protection Act.

Mr. Rouillard motioned to reimburse Mrs. Linowes \$25.00 for the *Monitoring Wildlife on Your Land* course taken at UNH Cooperative Extension on November 19, 2004. Mr. Seniow seconded the motion. Passed unanimously 4-0.

Mrs. Linowes submitted a receipt for \$25.00 for OEP Registration on October 30, 2004. The Chairman said that he would wait for clarification from Mrs. Linowes before voting on reimbursement.

## Minutes

Mr. Seniow motioned and Miss Skinner seconded the motion to accept the November 18, 2004 minutes submitted by Mrs. Linowes as amended. Passed unanimously 4-0.

Miss Skinner motioned and Mr. Rouillard seconded the motion to accept the October 28, 2004 minutes submitted by Mrs. Kovolyan as written. Passed unanimously 4-0.

## Mail

- Letter from NH DES dated 11/4/04, Wetland File #2004-02659, Lake View Farm, Lot #17-I-200 notification that the Dredge & Fill application has been accepted as administratively complete.
- Technical Advisory Memo from RPC regarding recommended regulatory changes from 2004 legislation.
- Copy of a fax from Mr. Lane to Al Turner regarding the garage at 2 Woodvue Road.
- Letter from NH DES dated 11/8/04, Wetland File #2004-02628, Lot #21-V-257, Notice of Incomplete Permit by Notification Form.
- Letter from NH DES dated 11/8/04, Wetlands File #2004-02626, Lot #21-K-47A, Notice of Incomplete Permit by Notification Form.
- Letter from NH DES dated 11/8/04, Wetlands File #2004-02627, Lot #21-W-40, Notice of Incomplete Permit by Notification Form.
- Copy of a letter to David Sullivan from Croft & Brooks dated 10/14/04 regarding a Warranty Deed for Lot 3-B-910.

At 10:05 PM Miss Skinner motioned and Mr. Rouillard seconded the motion to go into non-public session per RSA 91-A:3 for the purpose of land acquisition. Passed unanimously on a roll call vote.



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