



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission Minutes November 10, 2005

Dr. James Finn – Chairman
Mr. Dennis Senibaldi – Vice-Chairman
Dr. Bruce Anderson – Secretary
Miss Pamela Skinner – Member
Mrs. Lisa Linowes – Member
Mr. Bruce Breton – Member
Mr. Bernie Rouillard – Alternate (Excused)
Mr. Wayne Morris – Alternate

Seat Alternate

The Chairman appointed Mr. Morris to fill the open seat for this meeting.

Cyr Property

Mr. Zohdi of Herbert Associates, Presenter

Since the meeting Mr. Zohdi had with some Conservation Commission Members in his office he met with the Commission's appraiser. The 31.8-acre parcel #8-B-4700 will connect to a 10.2-acre portion of parcel #8-B-3000 for a total of 42-acres. These 42-acres will connect to the previously purchased 84 acres for a total of 126 acres. Mr. Zohdi requested permission to go to the Board of Selectmen for a lot line adjustment and to complete the transaction. Mr. Zohdi requested a letter be sent to the Board of Selectmen requesting to be on their agenda. Mrs. Linowes motioned and Mr. Morris seconded the motion to proceed with the Board of Selectmen. Passed unanimously 7-0.

Granite State Small Animal & Exotics Hospital, Lot #13-C-200

Mr. Zohdi of Herbert Associates, Presenter

Mr. Zohdi explained that he could locate the parking in the front with a Zoning Board of Adjustment approval. Mr. Zohdi asked the Commission if they wanted him to locate the parking in the front or back. Mr. Senibaldi motioned and Dr. Anderson seconded the motion that the Conservation Commission send a letter to the Zoning Board stating that the Conservation Commission supports locating parking in the front of the building. Passed unanimously.



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Copps Hill – Minimum Expedited Dredge & Fill Application

Mr. Jim Gove of Gove Environmental Services, Presenter

This project proposes one wetland impact area of 2898 square feet for lot access. The purpose of this proposed project is for a cluster subdivision that will impact a previously disturbed wetland for lot access in order to avoid impact to more valuable wetlands on site. The more valuable wetlands will be positioned away from the development in an open space lot. Drainage is controlled to keep it away from the vernal pool areas. Mr. Zohdi of Herbert Associates explained the drainage system. Mr. David Bohman of 3 Copps Hill Road voiced his concerns regarding the brook, overflow, grading and keeping water off his driveway and away from his house. The Commission scheduled a site walk for 9:00 AM Saturday, November 12, 2005.

Field Road – Dredge & Fill Application.

Mr. Jim Gove of Gove Environmental Services, Presenter

This project proposes to subdivide six lots into a 45 +/- lot residential subdivision. The project would cross one stream, impacting 2000 square feet of wetland impact. The crossing is needed to gain access to buildable uplands using a through road required by the town. Other alternatives examined are not practicable due to excessive topography, no access due to private ownership or local regulations respondent to public safety. The reason this was not submitted as an expedited application is because there needed to be an investigation regarding issues of any rare or threatened species so under the code administrative rules Gove Environmental could not submit this as a minimum impact expedited application. No species of concern were found during the investigation. There will be 1600 feet of permanent impact and 400 feet of temporary impact. NH Fish & Game recommended a 100-foot buffer around the vernal pool that is on the site and that has been done. A site walk is scheduled for November 12, 2005 at 9:30 AM.

Labrador Enterprises – Dredge & Fill Application

Paul Carideo of T.F. Moran, Presenter

The project proposes to fill 9796 square feet of wetlands for the creation of 31 parking spaces for the existing collision and service station. The project is needed to replace the 31 parking spaces that are proposed to be lost from the road-widening project along Rockingham Road/Route 28 by the NHDOT. A previous Dredge & Fill permit, NHDES File #2002-01338, was issued for this property for the filling of 410 square feet to widen a driveway to meet town regulations. The parking lot is completely in the wetlands. Two driveways are in the WWPD. Mr. Carideo described the drainage system. The parking lot would be for employee parking, minor repairs and vehicle storage. Mrs. Linowes asked about locating the parking lot in Salem. Mr. Gove explained that a pre-application meeting took place with the state and the state said that they would never require an applicant to go to a neighboring town to locate the balance of a facility. Mr. Luke Hurley of Gove Environmental said that this is not a high quality wetland and no leaking



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vehicles will be parked in this area. Two gates will be installed so that no one can just drive in and park their vehicle in this area. Mr. Rogers submitted a memo dated November 3, 2005 to the Commission to clarify use of the parking area.

1. Employees will use this area.
2. Rogers' Staff will park completed vehicles that are awaiting delivery to the customer.
3. During the minor repair process vehicles will be parked in this area.
4. Vehicles that cannot be driven and are in need of repair will not be put in this area.

Mr. Rogers advised the Commission that another reason why he could not locate the parking lot on the Salem side is because his septic and well are located in that area. Mr. Senibaldi motioned and Miss Skinner seconded the motion to send a letter to the state stating that the Conservation Commission has no further objections to the proposed plan. Motion passed 6-1. Mrs. Linowes opposed.

School off of London Bridge Road – Conceptual Plan

Jim Gove and Luke Hurley of Gove Environmental, Presenter

There will be a Dredge and Fill application filed in the future. Mr. Gove thought it important to understand the location of wetland impacts and compensatory mitigation and do a site walk before snowfall. Mr. Hurley, who did the wetland flagging of the area, explained the existing conditions of the area. The entire site is 162 acres. There are a couple of large wetland systems on site. Although Mr. Hurley checked for architectural and archaeological significance on London Bridge Road, none was found. The largest impact area is in the access. Mr. Hurley provided photos and described the areas of impact.

Road Impacts

Area 1, 4,300 square feet
Area 2, 7,600 square feet
Area 3, 114 square feet
Area 4, 17,329 square feet
Area 5, 4,458 square feet
Area 6, 370 square feet
Area 7, 7,886 square feet

School Layout Impacts

Area 1, 13,274 square feet
Area 2, 1,731 square feet
Area 3, 5,176 square feet
Area 4, 7,841 square feet
Area 5, 136 square feet



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Mr. Gove advised the Commission that anything that has over 10,000 square feet of wetland impact is required to have compensatory mitigation. The best option for mitigation is preservation. There is an area on site that has high function and value and would be viewed as compensatory mitigation and is approximately 42 acres. A site walk is scheduled for Saturday, November 19, 2005 at 9:00 AM, members to meet at the old police station.

Minutes

Mr. Morris motioned and Miss Skinner seconded the motion to approve the October 27, 2005 minutes as written. Motion passed 4-0-3. Mr. Senibaldi and Mr. Breton abstained because they were not at the October 27, 2005 meeting. Dr. Anderson did not vote; he was out of the room.

By-Laws

The Chairman advised Mrs. Kovolyan to E-mail a draft of the by-laws to all members.

Easement on Southeast Lands

Mrs. Linowes reviewed the revised draft of the easement from the Nature Conservancy. Mr. Senibaldi thought that only the southeast lands should be covered by this easement. He was concerned about adding other lands to the easement.

Pine Hill Estates

The Chairman advised the members that the Board of Selectmen opened up a portion of the road with the stipulation that they cross the large wetland at Jackman Ridge. Mr. Breton said that a discussion with the Conservation Commission regarding Pine Hill is on the November 21, 2005 Board of Selectmen's Agenda. Mrs. Linowes motioned and Mr. Senibaldi seconded the motion that the Commission appear before the Board of Selectmen on November 21, 2005 to discuss Pine Hill and that the Commission not support the crossing of the wetland. Motion passed 6-0-1. Mr. Breton abstained.

Non-Public Minutes – Dr. Anderson

Mr. Morris motioned and Mr. Breton seconded the motion to approve the non-public minutes of October 20, 2005. Motion passed 5-0-2. Mr. Senibaldi and Mrs. Linowes abstained because they did not attend the October 20, 2005 meeting.

At 10:45 PM Mr. Breton motioned and Mr. Senibaldi seconded the motion to go into non-public session per RSA 91-A:3 for the purpose of land acquisition. Passed unanimously 7-0.

The next meeting of the Conservation Commission is scheduled for December 8, 2005 at 7:30 PM in the Planning & Development office. These minutes are in draft form and are respectfully submitted for approval.