



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission Minutes

July 13, 2006

Dr. James Finn – Chairman
Dr. Bruce Anderson – Secretary (Excused)
Pamela Skinner – Member
Bruce Breton – Member
Bernie Rouillard – Alternate
Wayne Morris – Alternate
Dennis Senibaldi – Alternate (Excused)

Seat Alternates

The Chairman appointed Mr. Rouillard to replace Dr. Anderson and Mr. Morris to fill the empty seat for this meeting.

Jean Blanchard Subdivision – Mr. Peter Zohdi of Herbert Associates

Lot #8-B-5716 – 2 Lot Subdivision - Longmeadow Road

Mr. Zohdi showed on the displayed map a 53 acre parcel that the Conservation Commission would like to add to previously purchased land. One 3.19 acre lot will be used for a single family home. Mr. Zohdi provided plans to the Commission and described what was shown on each of the six pages. Mr. Zohdi explained that the plan has been submitted to NHDES and he would be submitting the plan to the Planning Board for final hearing. Mr. Breton motioned and Miss Skinner seconded the motion to approve the plan as presented by Mr. Zohdi for lot #8-B-3001 and 8-B-5716 for future land acquisition of Parcel 8-B-3001. Mr. Rouillard amended the motion adding the subdivision of Lot 8-B-5716 into two lots with the 53.4 acre parcel to be added to Lot 8-B-3001. Motion passed unanimously 5-0. Mr. Zohdi advised the Commission that Mr. Blanchard would like to have a meeting with the Board of Selectmen regarding the purchase of the 53.4 acre parcel.

Clarke Farm South – Mr. Peter Zohdi of Herbert Associates

Lot #14-B-100 – 33 Lot Open Space Subdivision

Mr. Zohdi provided plans for the Commission. After the subdivision was approved Mr. Zohdi met with an engineer from the NHDOT and Mrs. Hebert of the Planning Office,



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Mr. Nickerson, the owner and an engineer from Herbert's office. After walking the area it was decided that the safest place for construction access is Faith Road not Route 111. Mr. Zohdi asked if the Commission would be favor of this plan. Mr. Rouillard asked if the point of this road is to minimize construction impact on the Faith Road neighborhood. Mr. Zohdi replied that is correct. Mr. Rouillard said that he would prefer that this not be done but if Mr. Zohdi is forced into this Mr. Rouillard asked if there could be steeper grades and steeper side slopes to minimize fill. Mr. Rouillard motioned and Mr. Breton seconded the motion to express to the Planning Board that the Commission does not wish to see a second means of temporary egress introduced for construction if they do compel the developer to have this second means of egress then means such as increasing side slopes in the area of temporary fill and using filter fabric or stabilization products for erosion control as well as considering using steeper grade for the road to minimize impacts and increase vertical grade of the road to higher than 8% as practical for construction equipment and also to minimize the amount of temporary fill. Motion passed unanimously 5-0.

Minutes

Mr. Morris motioned and Miss Skinner seconded the motion to accept the June 8, 2006 minutes as written. Motion passed unanimously 5-0.

Other Business

Review of Zoning Board Case #34-2006

Lot # 17-M-17, Case #34-2006

Applicant – Richard Armstrong

Owner – Richard & Megan Armstrong

Location – 35 Armstrong Road

Zone – Residential A

A variance is requested from Sections 401, 406.2 & 702 Appendix A-1 of the Zoning Ordinance to permit the construction of a 6' X 11' and a 12' X 17' screened porch on the rear corner of the existing dwelling. The side setback will be 21-feet where 30-feet is required and the shoreline setback will be 32-feet where 50-feet is required. The hearing will be held on July 25, 2006 at 7:30 PM at the Planning & Development Office.

After reviewing Case #34-2006 Mr. Rouillard said that there is further encroachment into the Shoreland Protection District and the construction of the porch should be discouraged. Mr. Rouillard motioned and Miss Skinner seconded the motion that he would like a note sent to the Zoning Board expressing concern regarding further incremental encroachment on this site and that it is not warranted. Motion passed unanimously 5-0.



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Planning Board Report – Miss Skinner

Haffners reported and answered questions about explosions and they will come back to the Planning Board.

The Planning Board discussed a section of Roulston Road will be dead ended at the Animal Hospital.

The Planning Board discussed the length and shortening of Ledge Road.

Farmland Preservation Initiative

Mr. Morris reported that he spoke with two land owners who are willing to discuss the idea of farmland preservation. Mr. Rouillard suggested that information be gathered from Londonderry and other town that have been through this procedure.

Election of Officers

Mr. Rouillard nominated Dr. Finn for Chairman. Mr. Morris seconded the nomination.

Miss Skinner nominated Mr. Breton for Vice-Chairman. Mr. Rouillard seconded the nomination.

Mr. Breton nominated Mr. Rouillard for Secretary. Mr. Morris seconded the nomination.

Miss Skinner motioned to accept the slate as presented. Mr. Morris seconded the nomination. Passed unanimously 5-0.

Election Results

Dr. Finn – Chairman

Mr. Breton – Vice-Chairman

Mr. Rouillard - Secretary

The Chairman announced that the closing of the second portion of the Cyr Property took place on July 11, 2006.

Mail

- June 8, 2006 memo from David Sullivan regarding the layout of the High School Access Road
- Copy of Wetlands Bureau Complaint sent by Al Turner to NHDES regarding 2 Wilson Road



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- Copy of June 13, 2006 letter to Attorney Mason from Attorney Campbell regarding 40 Acres LLC.
- Copy of June 13, 2006 letter to Mr. Gino Infascelli of NHDES Water permitting from Tracey Adams, Project Engineer at NHDOT regarding I-93 Reconstruction.
- June 15, 2006 Memo from David Sullivan regarding possible land sale of Town Lot #8-A-61.
- June 16, 2006 Letter from Pembroke Land Survey announcing Hancock Associates of Danvers, Ma recently acquired Pembroke Land Survey of Salem, NH.
- Copy of June 21, 2006 Letter to the School Administrative Unit #28 from Frank Richardson, Sr. Wetlands Inspector at DES Wetlands Bureau regarding Dredge & Fill Permit File #2006-00098 for Lot #20-D-1500 & 20-D-1700 to fill a total of 64,918 square feet of palustrine forested, scrub-shrub and emergent wetlands, including a portion of a perennial stream to construct an access roadway impacting 52,948 square feet and the new Windham High School facility with appurtenant parking and drainage structures impacting 11,970 square feet on a 118.6 acre parcel. A conservation Easement on 12.82 acres of land along a perennial tributary to Cobbett's Pond will provide compensatory mitigation for wetlands impacts.
- Copy of June 23, 2006 Letter to Attorney Mason from Attorney Campbell regarding 40 Acres, LLC.
- Copy of Wetlands & Non-Site Specific Permit 2006-00098 for London Bridge Road, Lot 20-D-1500 & 20-D-1700 that is subject to 17 specific conditions. Permit expires on 6/20/2011.
- Notice from NHDES regarding a Private Well Testing Seminar that addresses Health Risks and standards for Certificates of Occupancy. Seminar is scheduled for July 25, 2006 at 9:00 AM in Concord, NH.
- Copy of June 27, 2006 Letter to Thomas O'Brien of 30 Rock Pond Road regarding file #2006-01268 advising that the information submitted is insufficient for a shoreland redevelopment waiver.
- Copy of Wetlands & Non-Site Specific Permit #2006-00483 to Rapala Development for a tributary to Mitchell Pond Off of Jenny's Hill Road. The Permit expires on 6/29/2011 and is subject to 16 specific conditions.
- June 29, 2006 letter to James Finn from Mr. Peter Zohdi of Herbert Associates requesting placement on the CC agenda to discuss Clarke Farm South and Jean Blanchard Subdivisions.
- Copy of June 30, 2006 to Attorney Mason from Attorney Campbell regarding 40 Acres, LLC.
- July 5, 2006 Memo from the Windham Planning Board regarding review of Capital Needs for 2007 Town Meeting.



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- From the Office of the Tax Collector – June 2006 Current Use.
- Letter to Windham Town Residents from Todd Spencer regarding an April 11, 2006 variance granted to Haffners Oil Company allowing the installation of a 30,000 gallon propane storage tank.
- Newsletter from the Rockingham and Seacoast Land Trusts.

At 9:00 PM Mr. Rouillard motioned and Mr. Morris seconded the motion to go into non-public session per RSA 91-A:3 for the purpose of land acquisition. Motion passed unanimously on a roll call vote.

The next meeting of the Conservation Commission is scheduled for July 27, 2006 at 7:30 PM in the Planning & Development Office. These minutes are in draft form and are respectfully submitted for approval.