



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission Minutes February 8, 2007

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

Seat Alternates

Jarrett Mowatt of Troop 263

Jarrett Mowatt reintroduced his Eagle Scout Project to build a bridge and clear a trail on the Cyr Property. Mr. Mowatt will clear debris from approximately a one mile trail and will use 2'X6' pressure treated wood for the proposed bridge. Mr. Mowatt explained that his project has been approved by the Eagle Board. Mr. Peter Zohdi of Herbert Associates offered assistance. Mr. Breton suggested that Mr. Mowatt meet with the Trails Committee.

At 7:50 PM Mr. Breton motioned and Mr. Senibaldi seconded the motion to go into Closed Session per RSA 91-A:3 for the purpose of land acquisition. Motion passed unanimously on a roll call vote.

At 8:20 PM Mr. Breton motioned and Mr. Senibaldi seconded the motion to go into Public Session. Motion passed unanimously 5-0.

Andrew & Christine Lane, 2 Woodvue Road

Mr. Lane explained that he may need a Use Variance based on a recent decision by the Zoning Board and would like input from the Conservation Commission. Mr. Breton said that when an applicant applies to the Zoning Board the Conservation Commission reviews the zoning board cases. Procedurally, the Commission doesn't usually *jump the gun*. Mr. Senibaldi said that we never have an applicant at the Conservation meeting to question regarding their zoning board application; Mr. Lane is here and that allows us the opportunity to ask questions. Mr. Finn said that he would prefer Mr. & Mrs. Lane ask for comments after the application has been submitted.



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Mr. Senibaldi left the meeting.

Granite State Sports Club – Planning Board Request for Comments

Lot #11-A-51, 7.5 Acres, Wheeler Road

96,000 square foot Recreation Center

Limited Industrial Zone adjacent to the Rural Zone

On site non-community well & subsurface disposal system

Extensive storm water treatment and recharge facilities

Northwestern corner of the property is within the WWPD

Special Permit for the gravel access drive is required

A Use Variance is required

After reviewing the submitted plan the Commission decided to invite the engineers for the Granite State Sports Club to attend a meeting with a full set of plans.

Meetinghouse Subdivision – Planning Board Request for Comments

Lot 9-A-1100, 75-77 Meetinghouse Road, 2-Lot Subdivision

After reviewing the submitted plan the Commission continues to prefer the gravel driveway and a width of 10-feet. As noted on page 6 of 8 of the plan the Commission suggested that the proposed driveway be paved at the areas near the house, emergency turning stub and the connection at Meetinghouse Road. All other areas, where possible, shall be gravel and maintain the existing overhead tree canopy to exemplify a natural setting.

Town of Windham – Dredge & Fill Application

Cobbetts Pond Beach

Replenish sand on beach

800 square feet to be filled

The project involves 20-feet of shoreline.

Mr. Breton suggested that the Conservation Commission provide some funding in order to have the erosion problem taken care of properly. Mr. Breton also suggested that Mr. Mark West be hired for this job. Mr. Morris said there should be a discussion with the DOT because this is runoff from a catch basin. Mr. Breton will follow up with Mr. West. Mr. Breton motioned and Miss Skinner seconded the motion to instruct Dave Paulson to move forward with his application for a permit at the beach and that the Conservation Commission will supply the use of their Wetland Scientist, Mark West, and provide funds not to exceed \$3000.00 from the Current Use Fund to complete the project. Motion passed 4-0.



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Windham School District – Review Boundary Line Adjustment Plan

After reviewing the submitted plan the Commission had no comments.

Approval of January 25, 2007 Minutes

Miss Skinner motioned and Mr. Breton seconded the motion to approve the January 25, 2007 minutes as presented. Motion passed unanimously 4-0.

Other Business

Planning Board Report

Miss Skinner had nothing to report.

Current Use Publications

Mr. Breton said that Mr. Rouillard had mentioned getting information on Current Use. Mr. Breton gave a listing of publications to Mr. Finn to forward to Mr. Rouillard. Mr. Finn suggested that the Commission order some of the publications listed.

Erosion and the Rockingham Recreational Trail

The Chairman read into the record a letter from Shaun Logue, Town Planner, which states: *A small portion of the Rockingham Recreational Trail between Londonderry and Haskell Roads has been identified as having severe erosion problems.* Mr. Morris suggested hiring Mark West to get the area stabilized. Mr. Morris said that he will talk with Jack McCartney, the Road Agent, regarding the erosion problem.

Salt Shed Committee

Mr. Breton said that both he and Mr. Morris are members of the Salt Shed Committee and during a meeting Mr. Breton advised the Committee that the Conservation Commission will review the plans for the shed and that they need to be environmentally safe.

Review of Zoning Board Cases

Lot #17-C-99, Case #14-2007

Applicant – Edward N Herbert Associates

Owner – Brian Tedesco

Location – 28 Sawtelle Road

Zone – Residential A

A variance is requested from Sections 401, 405.2, 405.3, 406.2, 501, 702 Appendix A-1, 1200.4 & 1201.1.3 of the Zoning Ordinance to permit the construction of a new year round house to replace an existing seasonal structure on a 5,155 square foot lot with a



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front setback of 15-feet where 50-feet is required and an easterly side setback of 3.8 feet where 30-feet is required and a westerly side setback of 9.8 feet where 30-feet is required with a lot frontage of 70-feet on a private road and 27.7% lot coverage.

After reviewing Case #14-2007 the Commission suggested that the proposed dwelling be sized appropriate for the lot; as shown it is significantly over the 20% lot coverage.

Lot #17-L-91C, Case #16-2007

Applicant – Edward N Herbert Associates

Owner – 29 Sawyer Road Realty Trust, William R. Mason, Trustee

Location – 29 Sawyer Road

Zone – Residential A

A variance is requested from Sections 401, 405.2, 702 Appendix A-1, 1200.4, & 1201.1.3 of the Zoning Ordinance to permit an existing seasonal single family house to be replaced with a larger year round house on an undersized lot with a front setback of 19-feet where 50-feet is required and an easterly side setback of 10-feet where 30-feet is required and a westerly side setback of 24-feet where 30-feet is required and 42 feet from Cobbetts Pond with a lot coverage of 28.4%.

After reviewing Case #16-2007 the Commission suggested that the proposed dwelling be sized appropriate for the lot; as shown it is significantly over the 20% lot coverage.

The Commission also reviewed Zoning Board Cases #12-2007 and 15-2007 but had no comments or recommendations.

Mail

- Purchase & Sales Agreement for Lot 8-B-5750, 11.24 acres
- Copy of February 2, 2007 letter from Michael Walls of NHDES to Mr. & Mrs. Lane explaining that the Administrative Order #WD 06-043 regarding the tennis court has been withdrawn.

At 9:50 PM Mr. Breton motioned and Miss Skinner seconded the motion to go into Closed 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 February 22, 2007 at 7:30 PM in the Planning & Development Office.

These minutes are in draft form and are respectfully submitted for approval by Patricia Kovolyan.