



*OLD VALUES - NEW HORIZONS*  
**COMMUNITY DEVELOPMENT**

PO Box 120, Windham, New Hampshire 03087  
(603) 432-3806 / Fax (603) 432-7362  
[www.WindhamNewHampshire.com](http://www.WindhamNewHampshire.com)

**Roll Call:**

Phil LoChiatto, Chairman - Present	Rick Okerman, Member - Present
Nancy Prendergast - Vice Chair- Excused	Ruth-Ellen Post, Member - Present
Kristi St. Laurent, Member - Present	Sy Wrenn, Alternate - Present
Pam Skinner, Member, - Present	Bruce Breton, Selectman Member - Present
Louis Hersch, Alternate - Present	Lee Maloney - Alternate - Excused
Bruce Richardson - Alternate - Present	Ross McLeod, Selectmen Alternate Member - Excused

**Staff:**

Laura Scott, Community Development Director - Excused  
Elizabeth Wood, Community Planner - Present  
Tracey Mulder, Planning Assistant - Present

**5:00 PM, Site Walk 130 Range Road**

Louis Hersch is seated for Rick Okerman and Bruce Richardson is seated for Nancy Prendergast.

Chairman LoChiatto opened the meeting for the site walk at 5:05PM.

Chairman LoChiatto provided the attendees with the rules of the site walk and reminded the attendees that they may ask questions; however, detailed questions should wait for the hearing at 7:00PM.

Mr. Karl Dubay, from The Dubay Group, addressed the attendees introducing the current owners of the property Albert and Eric Aeed, their attorney Sumner Kalman, and Ms. Wendy Welton from Artform Home Plans.

Mr. Dubay provided the attendees with a map of the proposed site plan to use while they walked the site. Mr. Dubay also indicated to the attendees that the historic building will be restored including three small condos and the 25 single family detached homes will be under condominium association ownership. Benches and shutters that have been on the property for many years will remain, keeping with the character of the home.

Attorney Chris Boldt representing the Delucas, abutters to the site, asked about the location of the Driveway. Mr. Dubay provided an overview of the where the proposed driveway will be located and that the old driveway will be covered with vegetation.

Ms. Beatrice Hines, member of the CPIA, asked about the sea level of the property in comparison to Cobbetts Pond. Mr. Dubay explained the difference between the existing and proposed elevation and said he would have a detailed answer for her at the meeting later in the evening.

Ms. Post asked if the maple trees on the property would be saved and Mr. Dubay said that as many trees as possible will be saved however there is one tree that would need to be removed.

Mr. Dubay explained how the homes would flow with the natural terrain utilizing walkup and walkout building techniques.

Attorney Michael Rosen, Council for Joe Faro, asked Mr. Dubay what the proximity was between the trees they would retain and the proposed homes, and Mr. Dubay said approximately 20 feet.

Mr. Joe Farrell asked about the playground area and the exercise area that abuts his property and also about water runoff. Mr. Dubay showed Mr. Farrell generally, where the playground and exercise area would be located in proximity to his property. In addition, Mr. Dubay explained that all the playground, court surfaces and walkways would be pervious.

Attorney Bolt asked about the lake access from the site and it was determined by members of the Board and Mr. Dubay that this would most likely be a civil matter but could be discussed further at the 7:00 hearing.

The Board adjourned the Sitewalk at 6:10PM.

These minutes are respectfully submitted by Tracey Mulder.