



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

October 13, 2005

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

Seat Alternates

The Chairman appointed Mr. Morris to replace Mrs. Linowes and Mr. Rouillard to replace Dr. Anderson for this meeting.

Heritage Acres – Planning Board Request for Comments

Ryan Farm Road
Lots 24-F-179, 180, 182, 300 & 301
5 Lots merged to 1 and subdivided into 4 building lots
Mr. Peter Zohdi of Herbert Associates – Presenter

Mr. Zohdi explained that this is a lot line change. No wetlands and no WWPD associated with these lots. The Commission had no issues with this plan. Mr. Zohdi requested that the Conservation Commission send a letter of support to the Planning Board. Heritage Acres is on the October 19, 2005 Planning Board agenda.

Clarke Farm South – Planning Board Request for Comments

Open Space Subdivision, Lot #14-B-100
34 Residential Lots accessed from a reserved right-of-way off of Faith Road
Total Land Area – 74.42 Acres
Preserved Open Space 32.75 Acres
Most of the protected open space would be adjacent to Route 111, preserving the views along the highway corridor while protecting areas of wetlands and WWPD from development. This proposal has no curb cuts to Route 111.
Mr. Peter Zohdi of Herbert Associates – Presenter

Additional treatment for run off was discussed with Mr. Zohdi. Based on Mr. Zohdi's presentation and reviewing the submitted plan Mr. Rouillard requested that sedimentation and erosion controls be shown on the plan.



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

46 Lowell Road, Lot #20-E-260 – Planning Board Request for Comments

Non-Residential Site Plan

Proposed 8400 square foot non-residential buildings with a 2600 square foot garage.

Property is surrounded by non-residential uses. On June 14, 2005 a variance was granted to allow the property to be developed consistent with the uses permitted in the Commercial A District. A variance for Section 702.5 Appendix A-1 was granted to allow a 50-foot front setback where 75-feet is required and a 10-foot buffer where 50-feet is required. The site is also located in the Aquifer Protection District and the WWPD.

Mr. Peter Zohdi of Herbert Associates – Presenter

Based on Mr. Zohdi's presentation and the submitted plan the Conservation Commission requested that the back parking be removed until future requirements make it necessary. The Commission requests a drainage plan prior to providing comments.

Granite State Small Animal & Exotics Hospital, Lot #13-C-300 – Planning Board Request for Comments

Proposed conversion of the house at 19 Roulston Road to a small animal and exotics veterinary clinic. The lot is located in the Limited Industrial District and is approximately 1.2 acres. The adjacent lots are both zone Limited Industrial but are currently being used as single-family residences.

Mr. Zohdi of Herbert Associates – Presenter

After Mr. Zohdi's presentation and reviewing the submitted plan the Commission requested that the driveway width and the amount of parking spaces be reduced. Mr. Zohdi said that they are in the process of finishing the drainage study. The Commission will have more comments after their next scheduled meeting.

Spruce Pond II – Lots 3-B-800, 890 & 900, Planning Board Request for Comments

89-Lot Open Space Residential Subdivision Off of Rockingham Road

Total area is approximately 331 acres in the Rural District.

This is the second phase of the Spruce Pond development which was approved in 2003. The second phase is proposing +/- 9000 feet of new road with a short length (+/- 850) of roadway connecting through Derry to Windham Depot Road. Seven additional building lots will be located in Derry. The applicant has presented the plan before the Derry Planning Board and they are not in support of the road connection to Derry until the intersection at Windham Depot Road and Route 28 is improved. They would like to see an opticom gate at the Windham line to keep the additional traffic south of this intersection.



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

After reviewing the submitted plan the Commission reaffirmed the comments they made at their August 25, 2005 meeting. At the August 25, 2005 meeting the Commission unanimously voted that a memo be sent to the Selectmen stating that the Commission prefers a connection to Derry; in the event that is completely closed out and Hopkins Road has to be considered, the Commission requested the road width be more compatible with Morrison Road with minimum impact and topography changes.

Approval of Minutes

Mr. Rouillard motioned and Mr. Breton seconded the motion to approve the September 22, 2005 minutes as written. Passed unanimously 5-0.

Review of Zoning Board Case #49-2005, Lot #17-J-70

Applicant & Owner – DVMD Holdings

Location – 90 Indian Rock Road

Zone – Business Commercial B

A variance is requested from Section 601 of the Zoning Ordinance to permit a portion of a new structure within the WWPDP and some grading. The site has an existing variance to do this work, the Applicant would like to amend the previous variance and relocate the area to be disturbed to an alternate location (approximately 1500 square feet in the area of the old building).

After reviewing Case #49-2005 Mr. Rouillard asked the intended use of the disturbed area. The plan should reflect why it is needed. Mr. Morris motioned and Miss Skinner seconded the motion that Mr. Finn can comment for the Conservation Commission at the October 25, 2005 Zoning Board of Adjustment meeting. Passed unanimously 5-0.

Planning Board Report – Pamela Skinner

Impact fees were discussed at the last Planning Board meeting.

Other Business

Mr. Morris said that he would contact Rebecca Way Hebert and Margo Logan to attend the next Conservation Commission meeting to discuss mapping and the *Walking In Windham* book.

Mr. Morris will contact Linda Harvey, Chair of the Salem Conservation Commission, regarding a joint meeting.

Mr. Rouillard advised that he would be including photos of the boardwalks with his Deer Leap monitoring report. Mr. Rouillard requested the Commission purchase a copy of the



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Easement Stewardship Guide at the price of \$1.42. Mr. Breton said he would purchase the book while in the area of the Office of State Planning.

Mail

- Letter dated September 27, 2005 to David Sullivan from Al Turner regarding Seavey Pond Water Testing.
- Copy of letter dated September 28, 2005 from Kathleen DiFruscia, legal advisor to the Cobbetts Pond Improvement Association, Inc., to Roger Hohenberger regarding the proposed parking lot on Driscoll property for additional parking for Griffin Park.
- Letter dated October 3, 2005 from the NH Wetlands Bureau to the Conservation Commission regarding an intervention letter for the Dredge & Fill application for Lot 7-A-1902, 50 Morrison Road, DES File #2005-02074.
- Fall 2005 NH Local Government Publications Catalog.
- NHACC Notification of the 35th Annual Meeting scheduled for 11/5/05 at the Rundlett Middle School in Concord, NH.
- NHACC Summer 2005 Issue of Conservation News.
- Notification of a seminar scheduled for November 9, 2005 at UNH regarding how growth in the seacoast area is affecting lives.
- Office of the Tax Collector – Current use for September 2005.

At 9:10 PM Mr. Breton motion 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.

The next meeting of the Conservation Commission is scheduled for October 27, 2005 at 7:30 PM in the Planning & Development office. These minutes are in draft form and are respectfully submitted for approval.