



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission

Minutes

June 10, 2010

Members

Dr. James Finn – Chairman

Mr. Bernie Rouillard – Secretary

Mr. Brian Dell'Orfano – Member

Mr. Wayne Morris – Member

Ms. Pamela Skinner – Member

Ms. Lisa Ferrisi – Member

Mr. Dennis Senibaldi – Member (Arrived at 7:50 PM)

Dr. Bruce Anderson – Member (Absent)

Mr. John McRobbie – Alternate

Seat Alternates

The Chairman appointed Mr. Rouillard to replace Dr. Anderson and Mr. McRobbie to replace Mr. Senibaldi for this meeting.

112 Range Road, Lot 17-L-15

Karl Dubay of the Dubay Group

Historic Restoration, Change of Use

Mr. Dubay representing North Star Financial Planning Inc. submitted plans and introduced Mr. Phil Tratcher, husband of Robin Young, owner of North Star who could not attend the meeting. Mr. Tratcher explained that there would be three employees and one or two clients per week visiting the office. There would not be any noise and no work on the weekends.

Mr. Dubay provided the following information:

- 1.7 acre lot across from Griffin Park
- Met with Heritage Commission
- House will be restored
- Back Porch will be removed
- Brick walkway will be removed
- Picket Fence will be removed
- Stone walls will be rebuilt



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- All buffers will be retained
- No wetlands or WWPD on the property
- Existing driveway will be retained
- Existing garage will be retained
- A three square foot sign would be displayed
- All requirements of the CPIA Ordinance are met
- Variances needed for Use, two parking spaces and non-conformity

The Conservation Commission will provide a letter of support.

Planning Board Case 2010-14 Ulaky & Yennaco Subdivision

Applicant – Mr. Peter Zohdi of Herbert Associates

Major Site Plan for Lots 22-R-390, 395, 8010, 7000, 7050, 8002, 8005, & 9000 located in the Rural District and the WWPD. Proposal to combine lots and then subdivide into 30 building lots for single family homes and 3 open space non-buildable lots. The proposal includes an extension of Settlers Ridge Road and Glendenin Road.

Mr. Peter Zohdi of Herbert Associates presented the plan. The plan is for a 30 lot subdivision on 75 acres with 45 acres of open space near Settlers Ridge. Mr. Zohdi would like the Members of the Commission to view the four vernal pools on the site. Mr. Rouillard requested soils mapping. The site was flagged by Gove Environmental. A site walk is scheduled for Thursday June 17, 2010 at 5:30 PM at the cul-de-sac at Settlers Ridge.

Mr. Senibaldi arrived at 7:50 PM.

Planning Board Case 2010-15 Woodside North Development

Applicant – Mr. Peter Zohdi of Herbert Associates

Major Site Plan for Lot 14-B-2800 located in the Rural District. Proposal to subdivide into 10 building lots for single family homes.

Mr. Peter Zohdi of Herbert Associates presented the plan for a 10 lot conventional subdivision on 65 acres. There is an existing house, pool and pool house. There are no wetland impacts. The existing driveway will be removed. Mr. Zohdi showed on the displayed plan the location of a future road. The Fire Department examined the 40,000 gallon cistern.



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Planning Board Case 2010-16 Woodside South Development

Applicant – Mr. Peter Zohdi of Herbert Associates

Major Site Plan for Lot 20-D-2300 located in the Rural District and the WWPD. Proposal to subdivide into 6 building lots for single family homes.

Mr. Peter Zohdi of Herbert Associates presented the plan for a six lot subdivision on 39.16 acres. London Bridge Road will be connected to the Ryan Subdivision. A Dredge & Fill Application will be submitted in the future for a 3000 square foot wetland crossing. A site walk is scheduled for June 24, 2010 at 5:30 PM for both Woodside North and Woodside South.

Review of Zoning Board Cases

Lot # 17-L-62A Case # 25-2010

Applicant – Edward Herbert Assoc.

Owner – Joseph & Samantha Faro

Location – 23 Farmer Rd.

Zone – Residential A

A variance is requested from Section(s) 401, 406.2 and 702 and Appendix A-1 of the Town of Windham Zoning Ordinance to raze and reconstruct a two-bedroom dwelling on a pre-existing non-conforming lot.

Mr. Peter Zohdi of Herbert Associates explained that the dwelling will be moved back from the pond and will comply with all regulations in the CPIA Ordinance. The request for a variance is for setbacks. The existing house is 22' to the shoreline and the proposed house will be 40' to the shoreline. The existing house is one floor and the proposed house will have two floors. Mr. Zohdi explained that this would be a supplemental house; it would not be used on a full time basis.

Mr. Rouillard motioned and Mr. Senibaldi seconded the motion that the Conservation Commission had no objections to the variance request. **Motion passed 7-0.**

Mr. Zohdi asked to be listed on the June 24, 2010 agenda to discuss land purchases.

Lot # 16-R-182 Case 24-2010

Applicant – Susan Breen

Owner – Susan Breen

Location – 29 First St

Zone – Residential - A

A variance is requested from Section(s) 401, 702 and Appendix A-1, 616.10 (b) and 616.10 (c) of the Town of Windham Zoning Ordinance and Land Use Regulations to permit the installation of a deck in place of a patio and to add additional deck area with



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storage beneath which will not have the required front and side setbacks and is over the allowed coverage.

Required

50' Front

30' Side

50,000 Lot Area

30% = 1391 sq ft Maximum impervious area coverage

Provided

0'

0'

4637 +/- square feet

1498 square feet +/-

Dr. Finn read Case 24-2010 into the record. After reviewing Zoning Board case 24-2010 the Conservation Commission had no comments.

Approval of April 22, 2010 and May 27, 2010 Minutes

Mr. Senibaldi motioned and Mr. Dell'Orfano seconded the motion to approve the April 22, 2010 minutes (submitted by Ms. Skinner). **Motion passed 6-0-1.** Mr. Dell'Orfano abstained; he did not attend the April 22, 2010 meeting.

Mr. Senibaldi motioned and Mr. Dell'Orfano seconded the motion to approve the May 27, 2010 minutes (submitted by Mr. Dell'Orfano) **Motion passed 7-0.**

Planning Board Report – Miss Skinner

Discussion of a Preliminary Work Force Housing Plan.

Other Business

Mr. Senibaldi motioned and Mr. Morris seconded the motion to pay the June 2, 2010 invoice from Dijit Taylor in the amount of \$1070.00. **Motion passed 7-0.**

Master Plan 2010 Review

Forms to be completed and returned by June 25, 2010.

Election of Officers

Ms. Skinner nominated Dr. Finn as Chairman. Mr. Rouillard seconded the nomination. Passed 6-0.

Mr. Senibaldi nominated Mr. Morris as Vice-Chairman. Mr. Dell'Orfano seconded the nomination. Passed 6-0.

Mr. Rouillard nominated Mr. Dell'Orfano as Secretary. Mr. Senibaldi seconded the nomination. Passed 6-0.



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Mail

- May 26, 2010 Memo from E. Wood regarding the May 25, 2010 TRC Meeting.
- May Current Use.
- June 2, 2010 Invoice from Dijit Taylor in the amount of 1070.00.
- June 3, 2010 Letter from NH DES acknowledging receipt of a Shoreland Application 2010-01377 22 Woodvue Road.
- June 9, 2010 Memo from E. Wood regarding the June 8, 2010 TRC Meeting.
- June 10, 2010 Memo from David Sullivan regarding a proposed donation of Lot 19-B-500, 63 Mammoth Road.
- June 10, 2010 Memo from David Sullivan regarding a proposed donation of Lot 6-A-1300 Kent Street.

After reading the June 10, 2010 memos from David Sullivan regarding the donation of Lot 6-A-1300 and 19-B-500 the Members decided to schedule a site walk for June 23, 2010 at 5:30 PM and meet at the shed on Mammoth Road to decide if they will accept or reject the donations.

Mr. Rouillard asked about Zoning Board Case 21-2010 for 25 North Shore Road. Both Mr. Rouillard and Mr. Morris submitted comments regarding the request for a variance. The Chairman said that a letter was written using the submitted comments. Mrs. Kovolyan said that the case was withdrawn and the applicant will be coming back with a new plan.

Mr. Senibaldi motioned and Mr. Dell'Orfano seconded the motion to adjourn. **Motion passed unanimously.**

The next meeting of the Conservation Commission is scheduled for June 24, 2010 at 7:30 PM in the Community Development Office.

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