



# CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

July 14, 2005

Jim Finn – Chairman

Dennis Senibaldi – Vice-Chairman

Bruce Anderson – Secretary (Excused)

Pamela Skinner – Member

Lisa Linowes - Member

Tom Seniow – Member (Absent)

Bernie Rouillard – Alternate

Rick Adams – Alternate (Absent)

## Seat Alternates

The Chairman appointed Mr. Rouillard to replace Mr. Seniow for this meeting.

## **Tim Flanagan – 1 Millstone Road**

### **Well Issue – Fosters Pond**

Mr. Flanagan explained that he is building an in-law apartment onto his house that requires a 4-1/2 bedroom septic. The state has not approved Mr. Flanagan's septic plan because his well is not on his property; it is actually on Fosters Pond Conservation land, 10-feet beyond Mr. Flanagan's property line. The well was dug in 1979. The Board of Health needs to allow Mr. Flanagan's well to remain in its location in order for the State to approve his septic plan. Mr. Flanagan requested that the Conservation Commission make a recommendation to the Board of Health that he be allowed to keep the well. Mr. Flanagan went on to say that if the well fails he would install a new well on his property. Mr. Zohdi of Herbert Associates asked that the letter from the Conservation Commission be sent to NH DES and the Board of Selectmen stating that while the well is working condition Mr. Flanagan can continue to use the well. If the well fails the new well will be drilled on his property. Mr. Senibaldi motioned to grant continued use of the well with no future improvements and in the event that the well fails the owner drills a new well on his property. Miss Skinner seconded the motion. Mr. Senibaldi made a new motion that the Conservation Commission grant the continued use of the existing well as it stands today with no future improvements and at such time the well fails the applicant will drill a new well on his property and not seek any adverse position and the Conservation Commission Chairman write a letter to the NH DES stating the Commission has no objections to the continued use. Miss Skinner seconded the motion. Passed unanimously 5-0.

## **Castle Reach IV, Lot 7-A-702, Planning Board Request for Comments**

### **4-Lot Open Space Subdivision – 26 Acres**

#### **Mr. Peter Zohdi of Herbert Associates, Presenter**

Mr. Zohdi proposed a WWPDC crossing for one 20-foot paved driveway to serve four lots. Mr. Gove of Gove Environmental advised Mr. Zohdi of the best location to install the driveway. Mr. Gove explained that this area, an old trail system, has already been impacted by man. The Commission will provide comments to the Planning Board after the site walk that is scheduled for Saturday, July 16, 2005 at 9:00 AM.



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## **Cobbetts Pond Plaza, Lot 21-D-1076 Planning Board Request for Comments**

**20,000 Square Foot Office Buildings – 1/3 retail, 1/3 office space, 1/3 wholesale & storage**

### **Mr. Peter Zohdi of Herbert Associates, Presenter**

A portion of a building will be the WWPD. One building will be taken down and a 12,000 square foot addition to an existing building and a new 80-foot X 100-foot building will be constructed. Mr. Zohdi requested that a memo be sent to the Planning Board listing Conservation's recommendations. Mr. Senibaldi motioned and Mr. Rouillard seconded the motion to send a memo to the Planning Board to consider less parking, remove pavement from the WWPD, the Commission has no issue with the location of the swale. Passed unanimously 5-0.

## **Great Mountain View Estates – Field Road –126 Acres**

### **Jim Gove of Gove Environmental – Presenter**

Mr. Gove submitted a completed Wildlife Habitat Study and explained that this is an informational presentation and that he would hit the highlights. There has been discussion regarding the different entrances to this subdivision and Mr. Gove showed a Loop Road Comparison to Presidential Estates.

- The proposed Field Road Connection provides a full connection now and an internal loop does not and a loop at Presidential Estates does not.
- Future connections are not applicable to the Field Road connection, there are no future connections available with an internal loop and there are 3 future connections available on a loop at Presidential Estates.
- There would be no homes isolated from a second access on the Field Road connection, there would be 62 homes isolated from an internal loop and 31 isolated homes at Presidential Estates on a loop.

Mr. Gove read from the following pages of the Wildlife Study

- Page 18 Natural Communities – The upland in the property area is composed of three dominant community types 1) Dry Appalachian Oak-Hickory Forest, 2) Hemlock Forest 3) Early Successional Maintained Right-of-Way.
- Page 20 Vernal Pools – Two vernal pools are present on the parcels. One vernal pool is a small basin that occurs in association with the forested and scrub-shrub complex. The second vernal pool is located in the central portion of the property.
- Page 23 Threatened and Endangered Plant Species – Threatened species that occur in the area are as follows: Hairy Stargrass and Smooth Forked Chickweed, Perfoliate Bellwort and Slender 9-Flowered Fescue. Of special concern are the Eastern Box Turtle and the offsite presence of the Brook floater mussel approximately 1800 feet from the closest proposed onsite disturbance and separated from proposed construction by Tallant Road.
- Page 34 Analysis of Access Options – Two access options have been discussed with regard to the proposed subdivision. Option 1 provides access from Field Road. This option provides for the least amount of cut and results in the least amount of steep slope areas requiring riprap stabilization. The road layout minimizes impervious incursions into the exemplary natural



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community located in the southeastern portion of the site. Option 2 entails access from Shelly Drive located to the south of the site. This option results in a significant increase in road length as well as major impervious incursions into the exemplary natural community located in the southeastern portion of the site. The extreme cuts associated with Option 2 will require large areas of riprap stabilization with further impact to the wildlife habitat.

Mr. Jay Koutavas, an abutter to the proposed subdivision, said that he is researching a loop back road.

## Minutes

The June 9, 2005 Minutes will be reviewed at the next meeting.

## ZBA Cases

After reviewing the July 26, 2005 ZBA Agenda the Members decided that there were no conservation issues.

## Planning Board Report – Pamela Skinner

Site Walk scheduled for July 23, 2005.

## Mesiti Land Breakdown of Options – Lisa Linowes

Mrs. Linowes recommended that the Commission write a letter to the Board of Selectmen stating the Commission's recommendation. Mr. Senibaldi said that he was not ready to make a recommendation. Mrs. Linowes listed the options:

- 1) Town of Windham owns the land, State of NH owns the easement.
- 2) Town of Windham owns the easement; State of NH stipulates what goes into that easement.
- 3) Town of Windham owns the land, Nature Conservancy owns the easement and the responsibility of enforcement, State of NH owns an executory position.
- 4) State keeps the land and does something with the easement and the Town of Windham has no involvement.

The Rockingham Land Trust said they could not take on a parcel that large. The Society for the Protection of NH Forest wants to own the land. The Nature Conservancy is interested in meeting as soon as possible to write an easement.

## Election of Officers

The Chairman said that the election will be postponed to the next meeting.

## Mail

Mail will be read at the next meeting.

At 9:48 PM Mr. Rouillard motioned and Mr. Senibaldi 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.



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The next meeting of the Conservation Commission is scheduled for July 28, 2005 at 7:30 PM in the Planning & Development Office. These minutes are in draft form and are respectfully submitted for approval.