



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission Minutes October 12, 2006

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

Seat Alternates

The Chairman appointed Mr. Rouillard to replace Dr. Anderson and Mr. Morris to fill the vacant seat for this meeting.

Windham Cooperative Kindergarten – Karl Dubay of MHF Design

Lot #3-A-196, Industrial Drive

Mrs. Christie Davis explained that the Windham Cooperative Kindergarten is owned and operated by parents. Due to the expansion of Route 93 the Kindergarten will be losing its current location. Mr. Karl Dubay of MHF Design submitted conceptual plans.

- Proposed 60' x 60' Building
- Soil Scientist is Gove Environmental
- No Wetlands or WWPD on site
- Closed Drainage System
- On Site Well
- Parcel is partially in the Industrial Zone and partially in the Residential A Zone

Mr. Dubay went on to say that the existing cistern has technical issues so they will be installing their own cistern. Mr. Dubay asked that the Conservation Commission provide feedback to the Planning Board and the Zoning Board of Adjustment.

Lot #9-A-1100, 75 Meetinghouse Road – Karl Dubay of MHF Design

2-Lot Subdivision

No Wetland impacts but work in the WWPD for driveway access.

Mr. Dubay informed the Commission that Gove Environmental flagged the wetlands on this 10-acre parcel. The majority of the site is in the Aquifer Protection District. There would be a WWPD disturbance for a portion of the proposed driveway. The owner would strongly support a 10-foot wide gravel driveway.



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Willows Site Plan – Planning Board request for comments

Lot #14-A-925 & 14-A-930, 34 Mammoth Road

21 – One Bedroom elderly housing units

Lots 14-A-925 and 14-A-930 would be merged and the combined area would be approximately 19.66 acres. The land is located in the Neighborhood Business and Aquifer Protection Districts and a portion of the lot is in the WWPD. The units would be accessed from Cobblestone Drive along a +/- 400 foot dead end private road and from Mammoth Road. Most of the construction would be outside of the WWPD but a special permit will be necessary for the proposed well location. The applicant is proposing a community water system, but has also discussed with Staff the possibility of continuing the Pennichuck Water System from Windham Meadows along Route 128 to serve the proposed development.

Mr. Zohdi submitted a plan and explained that the existing two lots will be combined. A site walk with the Planning Board is scheduled for October 14, 2006 at 1:00 PM. A walking trail is proposed to the Waterhouse Country Store. There will be two WWPD crossings one at the walking trail and one on Mammoth Road. They are proposing the use of bridges in both of those locations. Dr. Finn said the Commission will have comments after the site walk.

Approval of September 28, 2006 Minutes

Mr. Rouillard motioned and Mr. Breton seconded the motion to approve the September 28, 2006 minutes as written. Motion passed 4-0-1 Miss Skinner abstained because she did not attend the September 28, 2006 meeting.

Other Business

Mr. Breton reported to the Commission that Merlin Printing gave a price of \$385.00 less 5% for the printing of 500 copies of the *Walking In Windham* books. There would be an extra cost of \$90.25, less 5%, to insert a street map. Mr. Rouillard motioned and Mr. Morris seconded the motion to approve the printing of 500 interim copies of the *Walking In Windham* books for \$385.00 + \$95.00 less 5%. Motion passed unanimously 5-0.

Mr. Morris motioned and Miss Skinner seconded the motion to pay the \$622.60 invoice from Beaumont & Campbell. Motion passed 5-0.

Mr. Breton motioned and Miss Skinner seconded the motion to approve \$450.00 to Paul Ossenbruggen for the Windham Traffic & Safety Study. Motion passed 5-0.



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Dr. Finn advised the Board that Mr. Senibaldi asked if the Conservation Commission would give \$650.00 for the clean up of a stream bed at Tokanel Field. The Members thought that this was a stretch and they would like more information.

Review of Zoning Board Cases

Lot # 25-C-1A, Case #56-2006

Applicant – MJP Building & Development

Owner – Tom & Kathleen O'Brien

Location – 30 Rock Pond Road

Zone – Residential A

A variance is requested from Section(s) 401, 406.2, 702 Appendix A-1, Note 12 of the Zoning ordinance to permit the construction of a 14' X 24' addition to an existing house 35-feet from the rear setback where 50-feet is required from the reference line and a side yard setback of 25-feet where 50-feet is required from the reference line.

After reviewing Case #56-2006 the Commission said that 75% of the existing dwelling is in the Shoreland Protection District and ½ of the proposed addition is a further encroachment into the Shoreland Protection District. The Commission said that they could not support the request and suggested that the applicant should redesign.

Lot # 21-K-26A, Case #55-2006

Applicant – Herbert Associates

Owner – Richard & Karen Coakley

Location – 70 Turtle Rock Road

Zone – Residential A

A variance is requested from Section(s) 401, 406.2, 406.4, 702 Appendix A-1 of the Zoning ordinance to permit the razing of an existing dwelling on said lot and the construction of a new dwelling on said existing lot having 50-feet of frontage and a front setback of 43-feet where 50-feet is required, a side setback of 9.3-feet where 30-feet is required, a setback from Cobbetts Pond of 48-feet and lot coverage in excess of 20%

After reviewing Case #55-2006 the Commission said they could not support the request for a variance on Case #55-2006. The plan is not clear and the Members did not see any hardship.



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Lot # 13-K-37A, Case #59-2006

Applicant – Salem Radiology Real Estate & Equipment Co.

Owner – Salem Corporate Park Associates, Inc. c/o Robert Hannon

Location – 2-8 Doiron Road

Zone – Rural

A variance is requested from Section(s) 401, 601.4.2 of the Zoning Ordinance to permit the construction of a 4-bedroom single-family dwelling within the 100-foot WWPD buffer.

After reviewing Case #59-2006 the Commission decided to add to the memo already written asking that proof be given that the request meet minimum state lot sizing by soil type.

The Commission discussed the hiring of a Code Enforcement Officer. Mr. Breton motioned and Mr. Morris seconded the motion to realign the duties in the Planning Department and if need be hire a full time Code Enforcement Officer. Motion passed 5-0.

Mail

- October 1, 2006 copy of letter from Schauer Environmental Consultants to DES Wetlands Bureau regarding the results of the restoration efforts at 50 Morrison Road.
- October 3, 2006 copy of letter letter from NH DES to Paul Chicklis regarding File #2006-01630 for 2 Wilson Road regarding inspection deficiencies.
- October 4, 2006 letter from Comprehensive Environmental Inc. announcing the addition of new services.
- Announcement from NH Local Government Center of a Workshop for Community Acceptance of your Building Program scheduled for November 22, 2006 in Concord.
- Mr. Rouillard advised the Board that he received mail from the Office of Energy & Planning regarding the monitoring of Deer Leap.

At 9:10 PM Mr. Rouillard motioned and Mr. Breton 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 October 26, 2006 at 7:30 PM in the Planning & Development Office.

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