



# CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

## Conservation Commission Draft Minutes September 8, 2011

### Members:

Dr. James Finn, Chairman

Mr. Wayne Morris, Vice-Chairman

Mr. Brian Dell'Orfano, Secretary 7:35 arrival

Mr. Dennis Senibaldi, Member (Excused)

Ms. Pamela Skinner, Member

Ms. Lisa Ferrisi, Member

Mr. Bernie Rouillard, Alternate (Excused)

Mr. John McRobbie, Member

### Seat Alternate

The Chairman appointed Mr. McRobbie to replace Mr. Senibaldi for this meeting. (As of August 11, 2011 the Board of Selectmen appointed Mr. McRobbie as a regular member).

### Permit by Notification - 30 First Street (Lot 16-Q-172)

Presenter – Joseph Maynard, Benchmark Engineering

Replace a wall along side Cobbett's Pond.

The original wall, built in the 1940's, is starting to fall apart. The owner would like to do the repair during the Fall Season before the home construction begins (existing home will be razed). This will be a manufactured rock wall typical of others used in Town. **Mr.**

**Morris motioned and Ms. Ferrisi seconded the motion to have Dr. Finn sign the Permit by Notification for Lot 16-Q-172, 30 First Street. Motion passed 5-0-1. Mr. Dell'Orfano abstained because he just arrived.**

### Review and Comment on 9/13/11 ZBA Cases

#### Lot 21-H-1, Case #37-2011

Applicant – Joseph Maynard, Benchmark Engineering Inc.

Owner – Kevin Blanchette

Location – 47 Cobbetts Pond Road

Zone – Residence District A

Applicant proposes to raze the existing non-conforming year round dwelling and construct a new year round dwelling in a different location. Mr Maynard presented the project to the commission which involves razing a single family dwelling and rebuilding it approximately 38 feet from Cobbetts Pond, including the construction of a detached garage. The area of impervious coverage will be less than 30%, within the Watershed Protection Ordinance. Mr. Morris asked if the house could be positioned further away



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from the pond. Mr. Maynard explained that they are already making improvements to the site by not rebuilding where the existing structure is located as it is closer to the pond. Ms Ferrisi asked Mr. Maynard to go through the location of the proposed new structure in relation to the pond and to confirm that it is setback 8 feet further than the existing structure. **Mr. Dell'Orfano made a motion to send a letter to the ZBA expressing no objection to the plan as presented. Mr McRobbie seconded the motion.**

**Motion passed 4-2 with Mr Morris and Ms Ferrisi voting no.**

### **Lot 17-M-40, Case #38-2011**

Applicant – Joseph Maynard, Benchmark Engineering Inc.

Owner – Charles & Vera Wingate

Location – 15 York Road

Zone – Residence District A

Applicant proposes to raze the existing non-conforming year round dwelling and construct a new year round dwelling. Mr. Maynard presented the proposed project at 15 York Road which includes replacing a paved boat ramp with a permeable product. The proposal also included the installation of a Clean Solutions Septic tank. The existing area of impervious coverage is approximately 35% and will be reduced to 34%. Mr. Morris asked what current square footage of the structure is. Mr. Maynard responded 800 square feet and including the deck, 1200 to 1300 square feet. **Mr. Dell'Orfano made a motion to send a letter to the ZBA expressing no objection to the plan as presented. Ms. Skinner seconded the motion**

**Motion Passed 5-1 with Mr. Morris voting no.**

### **Case #2011-26/Final Major Site Plan & WWPD Special Permit Application**

A Final Major Site Plan Application has been submitted for Lot 13-A-90 (22 Roulston Road) in the Limited Industrial Zoning District. Mr. Dubay presented the project to the commission. Mr. Morris asked Mr. Dubay to point out the WWPD areas on the plans. Dr. Finn commented that it was a reasonable plan as there are no proposed structures in the WWPD. Mr. Morris also commented that he supported the plan; there are reasonable buffers for grading and draining structures. **The Commission voted 6-0 that the comments of Dr. Finn and Mr. Morris can be sent to the ZBA.**



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## **Case 2011-32/Preliminary Major Site Plan Application**

A Preliminary Major Site Plan has been submitted for Lots 8-C-100 & 8-C-400 (Governor Dinsmore Road) in the Professional, Business and Technology District. The applicant, CMA Engineers, Inc., on behalf of Technical Training Foundation, is proposing a 14,600 square foot private school focused on math and science. The engineer from CMA Engineers walked the commission through the proposed project. Mr. Morris asked about the depth of the pond. The applicant responded about 6 feet. Mr. Morris also asked if there is a WWPD due to an intermittent stream. The applicant answered that the area is fairly wooded and not likely. Mr. Dell'Orfano asked how large the proposed structure is. The applicant responded 14,000 square feet. Dr. Finn commented that any improvement to the pond would be very beneficial. The Trustee for the property approached the commission and gave some background on the foundation that is proposing the school. Mr. Morris commented that he would like the applicant to make sure that the pond is not part of a WWPD network. Dr. Finn commented that any improvement to the pond would be great, restoring the area to its natural state would be ideal as proposed. **The Commission voted 6-0 that the comments of Dr. Finn and Mr. Morris can be sent to the ZBA.**

## **2012 Town Meeting Proposed Conservation Subdivision Ordinance**

Ms Scott handed out draft changes to the Open Space Ordinance. She asked the commission to have comments back to her by September 22<sup>nd</sup> and that the comments had to come from the entire commission.

## **Member Binder Distribution and Review**

Ms. Scott handed out the conservation commission member binders for review.

## **Old Business**

- Yearly Easement Monitoring

Dr. Finn asked the commission to come up with some dates when members can perform yearly easement monitoring.

- Bylaw Revision Discussion

Dr. Finn told the commission that he is still thinking about reducing the number of members from 7 to 5.

Mr. McRobbie provided some GIS maps to the commission. Mr. Morris asked if copies could be produced for the entire commission. Mr. McRobbie answered yes and that he would look into it.



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## Non-Public Session

**Ms. Skinner made a motion and Mr Morris seconded the motion to go into non-public under RSA 93A:3 Motion passed 6-0 on a roll call.**

Ms Ferrisi provided an update on the ongoing grant applications. It appears that the LCHIP grant requires a signed P&S for the property the commission is writing the grant for. Dr. Finn said that he would reach out to the various property owners to see if that is feasible. Ms. Ferrisi also mentioned that the grant would only cover 30% of the property value and that the fund only has 1 million dollars left in it. The commission also discussed how the Cyr property may be a good candidate for the Wellhead and Watershed Protection Grant. Additionally, the commission briefly spoke about Moeckel Pond.

**Mr. Dell'Orfano motioned and Ms. Skinner seconded the motion to adjourn.**

The next meeting of the Conservation Commission is scheduled for September 22, 2011 at 7:30 PM in the Community Development Office.

These minutes are in draft form and are respectfully submitted for approval by Brian Dell'Orfano