



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

PO Box 120, Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission

January 8, 2015

Meeting Minutes

ATTENDANCE

Wayne Morris, Chairman – present
James Finn, Vice Chairman – present
Pamela Skinner – present
Justin Pare, Alternate – present
Bernie Rouillard – excused
Lisa Ferrisi – excused
Jason Rogers, Alternate – excused

The meeting was called to order at 7:30 PM.

Minutes for Approval

- December 11, 2014 – Draft minutes
 - *Motion to approve by Mr. Finn, second by Ms. Skinner, approved 4-1.*
- Approval of November 13, 2014 minutes delayed.

TRC Review – January 13, 2015

Wood Meadows Estates, Lots 25-R-6000, 6250, 6260, 7000, 7050, 8002, 8005, 8010 & 9000 (off Glen Denin and Settlers Ridge Roads)

- Major Subdivision Proposal, Lot Consolidation and Open Space Residential Subdivision.
- Proposal will be presented at the January 22, 2015 Conservation Committee meeting.

ZBA Case Review – January 13, 2015

Case #1-2015, Lot 18-L-475, 43A Woodvue Road

- Variance for a two lot subdivision with a shared driveway and to allow a new impervious driveway within 75 feet of surface water or wetland area. Located in the Cobbetts Pond and Canobie Lake Watershed Protection District.
- Karl Dubay, The Dubay Group, presented on behalf of property owner, Nicole Devaney. The existing parcel is 6+ acres off Woodvue Road with access by a 50-foot wide reserved strip. A variance is being requested to subdivide the parcel into two lots with a proposed shared access driveway on the 50-foot reserved strip. Lots will not have 275-feet of frontage on a public town road.
- A previous subdivision proposal was not approved, but the reserved strip was retained by the Board of Selectman to ensure it would not be used for future development. The reserved strip will provide the only access to the properties.

- One of the driveways will be within the 75-foot wetland buffer, however there is no wetland impact. The case will be seen again for WWPDP special permit, at which time plans to restore wetland buffers and protection easements on the remainder of the property will be presented.
- The Commission has no concerns with ZBA variance request and will submit a memo to the Zoning Board indicating the same.

DES

Lot 25-G-120, 21 Emerson Road, Permit by Notification to Repair Rock Wall Along Rock Pond

- Corey Lewandowski, property owner, presented a request to submit a Permit by Notification to repair a stone wall along the pond edge. The wall existed when Mr. Lindowski purchased the property nine years ago, but has deteriorated over time.
- Engineering was done by Joe Maynard, Benchmark Engineering.
- Filter fabric and crushed stone will be used to repair the wall and repair work will be done when water levels are low, this August or September.
- A portion of the wall is within 20 feet of an adjacent property – neighbors on both sides have been notified and provide support for the project.
- Mr. Lewandowski will work with Mr. Maynard to submit the request for a state permit with approvals. NH Natural Heritage Bureau will also be contacted.
 - *A motion was made by Mr. Finn to sign 5 copies of permit of notification for repair of the stone wall at 21 Emerson Street, second by Ms. Skinner, approved 4-0.*

Discussion

Campbell Farm Sub-Committee

- Expenditure of \$85,779.39 first bond payment
 - *A motion was made by Ms. Skinner to use Conservation Land Fund monies to make the bond payment, second by Mr. Finn, approved 4-0.*
- Boiler replacement at Campbell Farm House
 - The zoned heating system is approximately 20 years old, several zones are leaking.
 - Three quotes were received to replace the heating system:
 - \$10,756.48 from Hatfield Brothers to replace boiler, zone valves, install new fuel line and tankless hot water heater, including removal of all old parts.
 - \$12,500.00 from Mechanical Construction Services to install a propane system.
 - \$10,319.00 from Daigle Plumbing & Heating to replace boiler, parts and hot water heater.
 - *A motion was made by Mr. Pare to approve payment to Hatfield Brothers for the full amount quoted (half due at deposit, remainder upon work completion) to replace the heating system, second by Mr. Finn, approved 4-0.*

Other

WWPD & Vernal Pool Markings –Town Meeting Ordinance Changes – Revisions

- Reviewed at the December 11, 2014 meeting with no concerns from the Commission. The Planning Board has voted to move forward with the implementing the proposed changes.

By-Laws Review- Campbell Farm, Moeckel Pond, Rt. 28 Town Forest

- Final by-laws language has been submitted for Board of Selectman approval as discussed at the December 11, 2014 Conservation Committee meeting.

Annual Report

- The Conservation Commission Annual Report will be written and submitted by the January 13, 2015 submission date. Focus will be on Campbell Farm, town forest by-laws and other conservation activities.

A motion was made by Mr. Finn, second by Ms. Skinner to adjourn at 8:20 PM.

These minutes are in draft form and have been submitted for approval by Beth Ann Lapierre.