



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

Thursday April 23, 2015

7:30pm @ Community Development Department

Attendance

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

Meeting was called to order at 7:30 pm by James Finn, Vice Chairman.

Meeting Minutes

Approval of the April 9th meeting minutes was postponed until the next meeting.

Discussion

Merrimack Valley Reliability Project - Mitigation Inquiry

This area appears to be so small that the Board does not think much can be done in this area. The Board will reply that they have no suitable projects for this area.

Master Plan

Diane Fallon of 26 Rock Pond Road would like to ask that Moeckel Pond be considered for restoration on the Master Plan. The Board will respectfully consider said request.

Subdivision & Site Plan Regulations

Lisa Ferrisi volunteered to work with the Planning Board on this project.

State Surplus Land

The state was interested in selling land for \$6,000. The form in question cannot be located at this time, hence, a follow will be necessary to respond appropriately.

Technical Review Committee (TRC) - April 28 Planning Board – May 6
-Case# 2014-33 (Lot 11-A-1400, 1418), Design Review for Highclere Open Space
Subdivision/Standard Subdivision/WWPD Special Permit, Pilgrim Road, Rural District,
Wetland and Watershed Protection District Zone, and Aquifer Protection District.

Proposal to subdivide the land area into one (1) standard lot (5.19 acres) with an existing home; three (3) standard lots for single family residential use, sized between 3.86 and 5.06 acres; thirty-two (32) open space single family residential lots sized between .52 acres to 1.59 acres; and eight (8) open space lots totaling 70.34 acres.

Carl Dubay and Luke Hurley submitted a proposal for Highclere: A Conservation Subdivision. This project has been seen in discussion before. This is now a design review submittal. Mr. Dubay gave out a snapshot summary of the project. The site is over 120 acres. This would be a high-end open space subdivision. 32 lots on the map (in pink) must be 20,000-30,000 square feet and there are strict restrictions on where the houses must sit on each lot. Two of the standard lots are proposed off of Chestnut Street. A new road and cul-de-sac are proposed off of Hawthorne Road to access the open space residential lots. The Chestnut Street lots were not previously granted by ZBA. The plan was then redesigned. It was asked, by ZBA, that these comply with the regulations set forth without variances. The two standard lots on Chestnut (upper right hand corner of the map) would then be part of a conservation area that would hopefully be enhanced with landscaping. The Homestead lot was also decreased in size and very little impact on conservation land is planned. Protective covenants are also part of many of these proposals. ZBA was very interested in preserving the open space concept of Windham, hence, the need for the restriction around the conservation area. Landscaping will also be provided by the association per the abutters' request. There will be association maintenance for these properties. Open space touches every lot and the lots are "curving linear". There are "chunks of open space" put in wherever possible, for example, the high stone wall that appears in area B on Highclere. Many of the open space areas will be in association maintained areas, for example, the guard house/mailbox house and the cul-de-sac.

The yield plans also have 800-900 soil samples that were taken over the entire area. Lot #1 and perhaps part of Lot #2 will be in WWPD land (upper right hand corner). The house and the septic in Lot #1 will be outside of WWPD land.

The single wetland impact is also being worked on for the entire proposal. The impact area will be 7,910 sq ft. The hope is that the trails area will be restored. Mr. Dubay indicated he had had previous discussions about this trails with Mr. Morris who was not in attendance.

The LED street lights seem to be a "buyer driven" choice more so than a town regulated item. The street lights will be maintained by the association.

Planning Board – May 6

-Case # 2015-4, (Lot 13-A-150/155), Final Major Site Application, WWPD Special Permit/ Cobbetts Pond & Canobie Lake Watershed Application, 38 Range Road/ 7 Lamson Road, in the Limited Industrial, WWPD, and Cobbetts Pond/Canobie Lake Watershed Districts. Proposal to build a 2 story, 10,900sf Funeral Home and Crematorium with 2 points of access from Rt 111 and Lamson Road.

Carl Dubay and Luke Hurley (Gove Environmental Services) presented a proposal for Carrier Funeral Home. Site plan design (20 pgs.) was submitted to the Board. The site plan now

accommodated for the landscape design, septic design, sidewalk plan that interconnects to Rte. 111, and other details. The plan has been submitted to DOT for approval as well. Additional grading and groundwork was put into the file that was submitted on Monday. The drainage outlets were slightly altered. Roof treatment will be utilized in the front part of the building, but, not the back as there is a separate recharge system in this area.

ZBA – April 28

No Cases

DES

No items

Misc. Items

Diane Fallon of 26 Rock Pond Road invited community members to come out from 10-2 to celebrate Earth Day and blaze a trail near the Windham Rail Trail. Also, Mrs. Fallon mentioned another potential community project. The kiosk on Deer Leap needs new cork and a paint job but looks to be in good shape. The Board had no issues with either of these proposals and agreed this work could be done on conservation land. All members of the Board approved her proposals.

James Finn made a motion to adjourn at 8:15 pm. Motion was seconded by Lisa Ferrisi.

Next Meeting: May 14, 2015