



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission

Draft Minutes

July 28, 2011

Members:

Dr. James Finn, Chairman

Mr. Wayne Morris, Vice-Chairman

Mr. Brian Dell'Orfano, Secretary (Excused)

Mr. Dennis Senibaldi, Member (Excused)

Ms. Pamela Skinner, Member

Ms. Lisa Ferrisi, Member

Mr. Bernie Rouillard, Alternate (Excused)

Mr. John McRobbie, Alternate (Excused)

Medicus Health Care Solutions – Mr. Karl Dubay

Preliminary Site Plan

Lot 13-A-90, 22 Roulston Road

Limited Industrial District

7 Acre Site

Raze existing dwelling and construct a 30,000 square foot, three story professional office building and a 14,000 square foot two story office building including 206 paved parking spaces.

Mr. Dubay introduced Kristy Ralph. Ms. Ralph explained that this is not a medical facility; it is a Position Placement Agency Call Center that will be starting with 80 employees.

Mr. Dubay said that this seven acre site has frontage along the Rail Trail.

- Septic on site.
- 200-210 Parking Spaces.
- An Alteration of Terrain permit is required from NHDES.
- Gove Environmental will be checking for wetland connectivity.
- Test Pits were done on July 28, 2011.
- A traffic study will be done.
- Test Pit results were very good.

Mr. Dubay asked to have the Medicus Plan on the August 11, 2011 Conservation Commission agenda.



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Gage Land Consolidation – Mr. Morris

Mr. Morris explained the consolidation of three areas of conservation land on five parcels that have different lot numbers. Mr. Morris electronically displayed consolidation maps and reports submitted by Mr. Rex Norman, Tax Assessor, of the Gage Lands, the Northeast Quadrant and the Southeast Quadrant.

CIP Proposal

Mr. Morris said that there have been many times that the Conservation Commission has not had enough money to purchase priority parcels as they become available. As a planning tool the Conservation Commission should be considered in the CIP process.

Possible Land Sale

Lot 16-R-740, 47 First Street

The Board of Selectmen is considering selling the above parcel which was acquired in 2008 through a tax deed. The parcel is .07 acres in size, assessed at \$56,800.00 and there is a garage on the parcel. Submit your recommendation to either sell or retain the parcel to the BOS no later than August 5, 2011.

The Chairman said this is an isolated parcel and he would have no objection of it being sold to an abutter. Mr. Morris motioned and Ms. Skinner seconded the motion to have the Chairman write a letter to the Board of Selectmen stating that the Commission has no objection to the sale of lot 16-R-740 but prefers it be sold to an abutter. Motion passed 4-0.

Site Walk Comments

Lot 24-F-4005, 11 Wilson Road

Comments from July 21, 2011 Site Walk.

Ms. Ferrisi and the Chairman attended the site walk. The applicant is proposing to build a garage with a room above and a covered walkway connecting to the main house. Some remediation will be done by planting a wall of trees. This would be a reasonable compromise. Ms. Ferrisi motioned and Ms. Skinner seconded the motion to have the Chairman send a letter to the Zoning Board. Motion passed 4-0.

Other Business

The Chairman spoke to David Sullivan regarding the reappointments of Ms. Ferrisi, Ms. Skinner, Mr. Morris and Mr. McRobbie. Mr. Sullivan will bring this to the attention of the Board of Selectmen.



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Mail

- July 26, 2011 Letter from NHDES regarding 8 Woodvue Road Shoreland Permit issued.
- July 20, 2011 Memo from David Sullivan, Town Administrator regarding possible land sale of Lot 16-740.
- July 6, 2011 Shoreland Impact Permit 2011-01402 for 28 Ash Street.

Mr. Morris motioned and Ms. Skinner seconded the motion to go into non-public session per RSA 91-A:3. Motion passed 4-0 on a roll call vote.

The next meeting of the Conservation Commission is scheduled for August 11, 2011 at 7:30 PM in the Community Development Office

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