



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

February 26, 2015

Meeting Minutes

Attendance

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

The meeting was called to order at 7:33 PM.

Minutes for Approval

Approval of prior meeting minutes postponed.

Discussion

Campbell Farm Subcommittee Update

Involving portions of the Farm Act are being considered in regards to the property. There are concerns regarding the structure itself due to the future lack of a tenant. Perhaps a security system would require some flexibility. New furnace has been installed. Snow has been removed from roof.

Technical Review Committee (TRC)

Design and Review for a Major Subdivision (Lots 7-A-2050 & 7-A-2100) Dunraven Road

Shane Gendron from Hebert Associates presented the proposal. After hearing the review of the property, the Committee suggested that the applicant consider a trail easement since the back end of the properties beyond the new proposed cul-de-sac abuts Morrison Rd. and goes out to Hancock Rd. The wetlands are not impacted at all. They would like them to consider a pedestrian easement on the discontinued portion Morrison Rd.

Design Review for a Major Subdivision (Lot 20-D-2300) London Bridge Road, Rural District Zone, and Wetlands and Watershed Overlay Protection District (WWPD)

Shane Gendron from Hebert Associates presented the proposal for a 12 Lot subdivision. From Burnham Road to London Bridge Road, proper radius points were drawn in. Plans will show proposed conditions where wells and septic systems could go. Area where drainage and dredge and fill can be located. Treatment swales and detention basins were also discussed. All of the lots will meet zoning and lot sizing. Each property will have a septic system and well. Mr. Gendron

reiterated that this was always a planned subdivision in relation to London Bridge Road. Discussion of the “hammer head” feature of the current dead end. 8% grade. There is a hill coming down where the connection is but the grade will even this out. Total impact area will be 92,000 sq. ft. (for grading, detention, and treatment) Water will flow back into the wetland. A pre and post design regulation must be met. Two basins and infiltrations basins that are similar to the retention ponds that exist on London Bridge Road currently. They will infiltrate water back into the ground water. Submitted 70 photos in the package. Planning Board will also need to view the proposal. Next, Luke Hurley from Gove Environmental Services addressed the board. He also spoke regarding wetlands. Stream is also present in this area and does dry up at certain times a year. Waiting to hear back from National Heritage Bureau (NHB) as they have internal movement so proposals to them are delayed. The board will be looking at this again when the application is filed; this is a draft. The extent of treatment needed was discussed. Is the treatment proposed excessive? Different thresholds must be met. After homes and roads are installed, the same type of run off would occur than if it were wooded and must be planned for. Town land is an abutter, the Gage Property (Lots 20-D-2000). The Conservation Committee would like to coordinate a site walk with the Planning Board when it is planned.

Major Site Plan Proposal (Lot 13-A-33) Rockingham Jones Road, Commercial District A Zone, Wetland and Watershed Protection District, Aquifer Protection District and Floodplain District.

Karl Dubay presented a proposal for Cyr Lumber proposing a new 4,000 sq. ft. building. Approved in 2009 but the owner decided not to progress at that time due to the economy. Resubmitting since the permit has expired. Intended use is retail and office space in a commercial zone. Nothing about the site plan has been changed since the original proposal. There will be a new entry way from Jones Road.

Zoning Board of Adjustment (ZBA) March 10, 2015

Case 6-2015, 90 Indian Rock Road, Granite Hill Condominiums, (Lot 17-J-90)

The board, after some discussion about the exact number of garages being proposed, decided they need more information to make a decision.

Case 7-2015, 38 Range Road, (Lot 13-A-150, 13-A-155 & ROW) Carrier Family Funeral Home Site Plan,

Karl Dubay proposed the plan. The DOT has approved of the plan. Plan will be proposed in front of the Planning Board and ZBA. AOT Standards will also be met. Septic system meets state designed standards. Stake holders and abutters have also been approached to discuss the plans. Mr. Dubay was asking for The Committee’s support on this project. Stated that everything is being done to protect and recharge properly. The drainage on the site eventually “bleeds” into Canobie Lake. It appears to be an edge impact to the wetland system near the driveway and parking. NHB also has the proposal. The abutter upstream is concerned about wetland fill in downstream. There will be a vertical separation between the wetlands and the walk-out basement. Plan is for the edge to be regrown in coordination with the landscape architect.

Mr. Luke Hurley discussed the invasive species and how they must be eliminated properly per the state. There are points of impact mostly along the shrubbery and the edge of the building. Discussion of mitigation of water for flood storage purposes particularly in relation to the abutter’s

property. Proposed property is not officially in the flood zone. Edge areas could be mitigated to assist the abutters. Discussion of what would happen to the “old” part of Lamson Road no longer in use particularly in relation to the rear abutter. Waste from the process of embalming, etc... will be removed from this property and will be taken care of off-site. No run off water will be impacted by any part of this process. The Committee has no concerns with the plan. The Committee would also like them to work with the abutters on the plan.

Case 8-2015, 42 Rockingham Road, (Lot 13-B-77, 13-B-80) Platinum Protection Systems,

Mr. Karl Dubay presented the proposal. Development proposal would combine two existing lots. There are wetlands out there even though DOT bypassed this when Route 28 was redone. It is not a “virgin” site; it has been used for a long time. They are looking for a WWPD variance. Parking is as far away from the wetlands area as possible. Everything will be collected into drainage systems. It is in Business Commercial A Zone. The owner of the company would like to keep his business in town. Energy Committee at the TRC level for solar panels is also part of the proposed package. Mr. Luke Hurley was again available to discuss the soil and plant material. Open, gravel and rock basin is present at the edge of the property. Sandy material is present as well. All of this is residual from off the road. The land is relatively open now and slowly being reclaimed by plant life. Reiterated that they are not pristine wetland. Houses were taken down so it is overgrown. The board has no concerns with the proposed plan.

No Miscellaneous items.

Motion by Mr. Morris, second by Mr. Finn to adjourn at 9:05 pm.

Draft Minutes submitted by Anitra Brodeur, Minute-taker.