



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

Thursday August 13, 2015

7:30pm @ Community Development Department

### Minutes

#### Attendance

**Mr. Wayne Morris, Chairman- present**  
**Ms. James Finn, Vice-Chairman- present**  
**Ms. Pam Skinner, present**  
**Ms. Lisa Ferrisi, present**  
**Mr. Justin Pare- excused**  
**Mr. Justin Rodgers- excused**

#### Meeting Minutes – Review and Approve - July 14<sup>th</sup> (Site Walk) & July 23<sup>rd</sup>

Mr. Finn made a motion to approve the July 14<sup>th</sup> Site Walk minutes. Ms. Ferrisi seconded. Vote 3-0-1. Ms. Skinner abstained.

Mr. Finn made a motion to approve the July 23<sup>rd</sup> Meeting minutes. Ms. Ferrisi seconded. Vote 3-0-1. Ms. Skinner abstained.

#### Discussion

-Update -Walking In Windham Booklet Reprint

Mr. Finn spoke with Ms. Devlin to obtain and print the older version of the booklet so that it could be reprinted.

-Status Update -Mussel & Turtle Survey Cost-sharing with Friends of Moeckel Pond

Chairman Morris introduced Ms. Diane Fallon of 26 Rock Pond Road. The Dredge and Fill application has been submitted to the State.

Mr. Bob Carter of TTG Environmental Consultants was introduced by Ms. Fallon to go over the Spotted Turtle Survey. The best habitat for the spotted turtle would be several hundred feet down from the dam. Brick floater mussels were also discussed. It would seem, that this endangers species was compromised once the dam was compromised and the population diminished once they were exposed. The dam has not been in good, working condition for many years. Warnings have been issued for many years. The Friends of Moeckel Pond purchased the dam in 2010. The dam has not passed free board requirements in recent years. In the 100 year event, the dam is breached. An accordion-type structure would be installed to avoid a 50 or 100 year flood event. The design controls the 50 year flood and in the 100 year event, it does not get overtopped. In essence, a much more sustainable solution. The existing dam would be removed. A gate, a culvert, an apron (8 ft.), rib wrap are all

materials that will be used in this process. Additional storage capacity is also considered in this 100 year event design.

Ms. Karen MacKay addressed the Board; she is a resident of Pelham. Chairman Morris invited the Pelham residents who might be impacted by the installation of this dam. Mr. Carter explained that the dam will be sized to handle regular flow and will not be under pressure. There is a sediment basin; it will be “just as a normal brook”. Ms. MacKay followed up her question by asking what would happen once the dam is in place. Mr. Carter clarified by asking about the refill of the pond. Prior to restoring the waterway, there will be a calculation taken from the data collected to determine how much water is allowed to pass. It is not just environmental; it is structural. Inflow will equal outflow since Moeckel Pond has little storage capacity. Mr. Carter reiterated that this is not a turbulent stream. There is a spillway set at 1466. The labyrinth is the spillway. It is a “zipper” or “accordion” The abutment is set at 1488. Chairman Morris asked Mr. Carter to speak to times of drought. What happens to the dam in times of drought? Mr. Carter stated it will dry up unless the lower outlet is dried up.

Mr. Norm Young of 1 Jordan Road addressed the Board. He was asked to speak to the condition of the wetland above the dam. The large flat wetland has no water at this point in time.

Ms. Diane Fallon addressed the Board once again. The cost of the survey was \$4,600. Mr. Finn made a motion to pay for half the cost of the survey, not to exceed \$2,300. Ms. Ferrisi seconded. Vote 4-0. Motion passes.

-Campbell Farm Subcommittee

The Preservation Alliance presented a draft version of their report. The final version should be out in another week. There are a lot of options available in the proposal according to Mr. Finn.

-Update on Cost for Tree-cutting along Kendall Pond to View Campbell Farm Fields

Mr. Jack McCartney and a subcontractor have looked at the area to determine the scope of work and price to remove the trees. Some of the shrubs and trees could be removed for a view scape. Chairman Morris indicated they do not have a final price yet.

-Open Space Chapter Phase II Master Plan

This has been put off until 2016. Mr. Alan Carpenter, Chairman of the Planning Board, who was in the audience, was interested in communication that might put this back on the agenda. He is interested in not putting this off. Emails will be forwarded.

## **2016 Town Meeting**

-Soil-Based Lot Sizing – Keach Nordstrom Associates Memo

Mr. Alan Carpenter addressed the Board, as a private citizen, not as the Chairman of the Planning Board. Are the standards of the state and the town going to be more “aligned”? Chairman Morris felt as if this was more of a “workshop” meeting. Chairman Morris asked for the Board’s input; they would like more time to prepare their thoughts and ideas.

-Increase of Vernal Pool Buffers – September 9 Submittal deadline; September 16 Workshop

Mr. Alan Carpenter addressed the Board once again regarding the workshop. The concern was not so much for new subdivision. Mr. Ferrisi specifically addressed the “envelope” prior to his comments. Communication between the Boards will be forthcoming.

The Open Space Chapter was also addressed by Chairman Morris. Mr. Pare is taking the lead on these chapters. Mr. Carpenter would like the Commission to look at this as an “update” rather than a “rewriting” of these chapters as these chapters were written in 2005 by the consultants hired and mentioned in the discussion.

### **Technical Review Committee (TRC) July 28<sup>th</sup>**

**-Minor Subdivision/WWPD Special Permit, 139 Londonderry Road (Lot 1-C-1500)**

The applicant, Timothy Winings of TJW Survey, on behalf of Charles W. Etsey, is proposing to subdivide the existing lot into two lots; one for the existing residence and two accessory buildings, sized 3.73 acres (162,622 sq. ft.); and another vacant lot sized 4.08 acres (177,541 sq. ft.) for future residential development, in the Rural District and Wetland and Watershed Protection District (WWPD).

Mr. Tim Winings addressed the Board. This is a 7 acre lot that they would like to divide into 2 lots. The current entrance is gravel and grass and would not require any grading and could eventually be paved. The special permit is for this proposed driveway. The Board has no issues with the proposal at this time.

Mr. Winings also volunteered to discuss the state vs. town standards at this time. Windham’s soil standards are almost double the standard of other towns and the state at this time, according to Mr. Winings. It is his theory, based on his experience, that the lot size would decrease in town if the standards were altered to align with the state. The advantage for the engineer would be they would only need to comply with one standard.

### **August 11<sup>th</sup>**

**-Major Watershed Proposal, 19 Lake Shore Rd (Lot 21-H-14)**

Mr. Robert Balquist representing John and Cheryl Albert of 19 Lake Shore Rd. They are proposing a 1,900 sq. ft. addition to their home on Cobbetts Pond. The plan went before the TRC on Tuesday. The roof run off would be treated with underground chambers. An erosion control barrier will also be used. Mulch tubes will also be used instead of hay bales or a fence. An infiltration fence detail was also discussed by Mr. Balquist. Chairman Morris asked if this plan met the Watershed Protection Overlay. Mr. Balquist indicated that he is not sure of the town standards for this. The lot is at 29.8% impervious coverage for the total lot size. The Board has no concerns at this time regarding this 2 story addition; it would be a four stall garage.

**-Major Subdivision Proposal, London Bridge South, London Bridge Road (Lots 14-B-2600, 14-B-3450)**

These are frontage lots that are being subdivided. The total is 43 acres. The purpose of the plan is to divide the two lots and then subdivide into 4 lots. There are no wetlands or WWPD involved in 3 lots being subdivided. There will be a 50 foot right of way to the back. Chairman Morris asked if the Board had any concerns; they did not. There are no objections at this time.

**-Case # 2015-17, Minor Subdivision, Final Application, 16 & 18 Viau Rd (Lots 16-Q-211B & 16-Q-211)**

The purpose of the plan is to adjust the lot line between the two lots. The lot sizes are .59 acres and the other is .21 acres. Both lots have dwellings on them already. The Board has no issues at this time.

**-Case # 2015-18**, Major Watershed, 35 West Shore Road, (Lot 22-L-73)

There is a proposed single family dwelling. Part of the proposal involved filling in the old boat house area. The lot is undeveloped at this time. The total dwelling's footprint would be approximately 1,000 sq. ft. The Board has no issues at this time.

**-Case # 2015-19**, 31 Walkey Road (Lot 17-I-111)

There is an existing structure. The impervious coverage in this proposal is 35.1% which exceeds the typical 30%. The Board would like to see this reduced to 30%, per the standard.

## **Planning Board**

**August 19<sup>th</sup>**

**-Case # 2015-15**, Major Watershed-Revised, 30 Horseshoe Road, (Lot 17-L-78)

There is no comment at this time.

**-Case # 2014-4**, Remediation of WWPD Special Permit, 21 Walkey Road (Lot 17-I-111D)

The tenant was instructed to comply with the modification proposed. The tenant was putting in additional impervious surface. There is both the previous approved plan and the actual lot's impervious surfaces that exceed the allowed percentage, 41.9% of the total lot size where 30% is allowed. The tenant has come into compliance.

**-Case # 2015-20**, Minor Site Plan, WWPD Special Permit, 183 Rockingham Road (Lot 3-B-625)

The homeowner is proposing changes to a previously approved site plan. The proposed driveway is in WWPD. The change is a paved area from the driveway to the solar trees as a pathway. The Board has no issues at this time.

## **Administrative Finalization**

**-Case # 2015-3**, Wood Meadows Estates Subdivision, Settler's Ridge & Glendenin Roads (Lot 25-R-6000)  
Review of Open Space Legal Document as part of Planning Board Conditional Approval.

The Board has no issues with the proposed use of Conservation Land on the Proposal at this time.

## **DES**

## **Misc Items – Binder Updates**

Jusitn Pare was appointed a regular member.        Kurtow was a appointed a regular member.

An Eagle Scout inquired if camping was allowed in Conservation Land off of 28 on the tent platforms. The Commission has no issue camping at the tent platforms or at Foster's Pond. He was instructed to inform the police and fire of his presence. The Conservation Commission has no issue with the proposal.

Emily Giardina updated the Commission about her cleaning of the paths. Ms. Ferrisi asked if the autumn olives could be taken out. UNH Cooperative Extension might be a good resource as well. There are invasive species in this area.

Mr. Finn made a motion to adjourn at 9:10 pm. Ms. Ferrisi seconded. Vote 4-0. Motion passed.