



CONSERVATION COMMISSION

PO Box 120

Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Conservation Commission Minutes March 24, 2011

Members

Dr. James Finn – Chairman

Mr. Wayne Morris - Vice-Chairman

Mr. Brian Dell'Orfano – Secretary

Mr. Dennis Senibaldi – Member (Excused)

Ms. Pamela Skinner – Member (arrived 8:45 PM)

Ms. Lisa Ferrisi – Member

Mr. Bernie Rouillard – Alternate

Mr. John McRobbie - Alternate (Excused)

Seat Alternates

The Chairman appointed Mr. Rouillard to replace Mr. Senibaldi for this meeting.

26 Turtle Rock Road – Permit by Notification

Lot 21-K-48 - Wall Replacement

Presentation by Joe Maynard of Benchmark Engineering

Mr. Maynard presented photos of the existing fieldstone retaining wall on Cobbetts Pond that needs replacing because it is at the point of collapsing.

- The owner would like to do the repair work during the Spring Season.
- The wall will be reconstructed of the same material
- The Fieldstone will be cleaned.
- Portions of the wall are missing stones.
- Filter fabric will be used with a crushed stone base.
- Silt Fencing will be in place until the wall is complete.

Mr. Rouillard motioned and Mr. Dell'Orfano seconded the motion to sign off on the expedited Dredge & Fill application. Motion passed 5-0.

51 Cobbetts Pond Road – Standard Dredge & Fill

Lot 21-H-2 – Rebuild Boat House

Presentation by Joe Maynard of Benchmark Engineering

Mr. Maynard submitted photos of the existing conditions. The property sits just south of the Town Beach area.



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- The property received a variance on June 8, 2010, Case #20-2010, to permit the removal and reconstruction of the waterfront portion of the dwelling and accessory structure (boat house) in the same footprint.
- A Shoreland application was submitted to DES.
- In addition to the Boat House, portions of the retaining wall are also in disrepair.
- Dredging will be done in the Boat House and in front of the Boat House.
- The work is proposed to be done in the *off season (before a freeze)*.
- The high water mark is at 177 so dredging is allowed to 174.
- Site walk is scheduled for Saturday, April 2, 2011 at 8:00 AM.

Moeckel Dam – Update

Discussion – Alan Carpenter

Mr. Morris recused himself.

Mr. Rouillard motioned and Ms. Ferrisi seconded the motion to go into Non-Public Session per RSA 91-A:3. Motion passed 4-0 on a roll call vote.

Review of TRC Cases

Karl Dubay - Presenter

Cricket Ridge – 12 Lot Subdivision

Lot 11-A-1418 - 76 Meetinghouse Road

3 Workforce Housing and 9 Market Rate Homes

Mr. Dubay presented the plans for Cricket Ridge and reminded the Commission that a site walk was done with the Planning Board last Fall. The development will consist of 3 Workforce Housing homes and 9 Market Rate homes on individual lots. There are 3 WWPD areas. A WWPD Special Permit is required for certain drainage improvements. There were no technical issues at the TRC Meeting.

The owner, Mr. Bob Pliskin of 76 Meetinghouse Road, explained the difference between Work Force, Affordable and Low Income Housing. Low Income and Affordable Housing can float with the market and have no restrictions on the income a person can have in order to get into the project. Under state law, Work Force Housing program caps the amount a house can be sold for 30 years.

Mr. Dubay mentioned that there were no vernal pools and no wetlands on the property.



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Mr. Rouillard said the Commission has concerns regarding Workforce Housing regulations and would like clarification of those issues particularly as they relate to the term *open space* which is not consistent with the Town's definition.

Mr. Pliskin said the actual workforce houses must be under supervision for 30 years. If the consumer price index goes up 1% a seller can only ask for 1%. We don't have any housing in Windham that is under that 30 year supervision.

Mr. Dell'Orfano motioned and Mr. Rouillard seconded the motion to incorporate Mr. Rouillard's comments in a letter to the Planning Board and include *based on engineering provided the Conservation Commission is not opposed to the WWPD impacts*. Motion passed 5-0-1. Mr. Morris abstained.

Approval of Minutes

Mr. Morris motioned and Miss Skinner seconded the motion to approve the February 24, 2011 minutes. Motion passed 4-0-2. Ms. Ferrisi and Mr. Dell'Orfano abstained.

Mail

- LGC Seven Workshops will be offered around the state from May 9, 2011 through June 11, 2011.
- March 28, 2011 Letter Drinking Water Protection Workshop scheduled for May 10, 2011.
- Shoreland Permit 2011-00389 for Moeckel Irrevocable Trust to impact 24,603 square feet to construct a house, septic system and accessory structures.
- Current Use of February 2011.
- March 14, 2011 Letter from DES for 4 Grove St. File #2009-01712
- Conservation Land Fund

Non-Public Session RSA 91-A:3

Mr. Rouillard motioned and Mr. Morris seconded the motion to go into Non-Public Session per RSA 91-A:3 to discuss Land Acquisition. Motion passed 6-0 on a roll call vote.

The next meeting of the Conservation Commission is scheduled for April 14, 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



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