



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087
(603) 432-3806 / Fax (603) 432-7362
www.WindhamNH.gov

Conservation Commission Agenda

February 09, 2023

7:00 pm @ Community Development Department

Attendance:

Agenda items and order may be modified at the discretion of the Commission

ZBA:

Case #01-2023 Parcel 12-A-530

Applicant – Timothy Johnston

Owner – Timothy & Kristina Johnston

Location – 50 Range Rd

Zoning District – Rural District, WPOD

Variance relief is requested from **Sections 702 / Appendix A-1 and 703** to construct a 14x18 shed for the storage of lawn and gardening tools in the property's front yard. The proposed building will have a front setback of twenty-three (23') ft, where fifty (50') ft, is required. Section 703 also prohibits erecting detached accessory buildings in the front yard.

Case #03-2023 Parcel 21-D-150

Applicant – Timothy A Peloquin, LLS; Promised Land Survey, LLC

Owner – Northridge Church

Location – 14 Cobbetts Pond Road

Zoning District – Residential District A,

Variance relief is requested from **Sections 702/Appendix A-1 and 703** to subdivide an approximately 7.5-acre parcel, for two (2) new single-family lots, in which, an existing single-family dwelling is already standing, with part of the existing lot to remain under its current use, which is a church. The proposed subdivision will reduce the required minimum contiguous area of the existing single-family dwelling to 24, 295 Sq Ft, where 30,000 Sq Ft is required which is free of wetlands, WWPD, and drainage easements. Furthermore, the subdivided lot would result in a side yard setback of 10', where 30' is required, for a future garage that would be constructed.

Case #04-2023 Parcel 13-A-197 & 13-A-198

Applicant – Karl Dubay, PE, The Dubay Group, Inc.

Owner – AFS Realty, LLC & Three Industrial Drive Condominium

Location – 1 & 3 Industrial Drive

Zoning District – Limited Industrial & Watershed Protection Overlay District (WPOD)

Variance relief is requested from **Section 616.6.4.2** for a lot line adjustment that would transfer 52,701 Sq Ft of land from lot 13-A-197 to lot 13-A-198. A variance is required for lot 13-A-197 due to the impervious coverage percentage resulting in 55 %, after the land transfer to lot 13-A-198, where a maximum impervious coverage of 30% is permitted in the WPOD.

PB: NA

Intent to Cut Applications:

[169 Range Rd: Parcel 21-F-40](#)

DES Permits & Correspondence:

Dredge and Fill: 21 Bedros Rd, Parcel 6-A-819,

New business/ Old business

Campbell Farm Updates: N/A

Clyde Pond/ Ashton Park Updates: N/A

Deer Leap/ Moeckel Pond Updates: N/A

Fosters Pond/ Greenway Updates:

1. Eagle Scout Project – Brendan Ash

Rt. 28/Mclvaine Forest Updates: N/A

Other Conservation lands and Easements Updates:

1. 16 Lowell rd. Land purchase complete
2. Society for the Protection of NH Forests letter – Ingersoll Family Trust Conservation Easement

Trails Committee items: N/A

Miscellaneous items:

1. Wildlife inventory approved
2. Discussion of 500 acres to prioritize for wildlife study

Meeting Minutes Review and Approve: [01/26/23](#)

Non-public session under RSA 91A: 3 II (d)” (As Needed)

1. Topic: Land acquisition

Adjournment

Next meeting: February 23, 2023