



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Conservation Commission Agenda

March 23, 2023

7:00 pm @ Community Development Department

Attendance:

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

ZBA:

Case #08-2023 Parcel 13-C-12

Applicant – Benchmark, LLC

Owner – Nassar Investment Trust

Location – 11 McIntosh Hollow Rd

Zoning District – Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1

READVERTISEMENT

Variance relief is requested from **Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1** to allow the construction of a new Single-Family Dwelling (SFD) within 160 ft. of a wetland, where 200 ft. is required. The total approximate disturbance of the WWPDP would be 10,600 sq. ft. for the SFD and yard area, with an additional 5,300 sq. ft. for grading, and drainage improvements, where the Windham Zoning Ordinance prohibits such work within the 200 ft. WWPDP setback. To allow a waste disposal system within the WWPDP, where such is prohibited. To allow the proposal to proceed without obtaining the required Special Permit from the Planning Board. To allow WWPDP signage to be installed along the limits/perimeter of the proposed work, where such is required along the WWPDP boundary. To allow the proposed SFD to be 20 ft. from the side lot line, where 30 ft. is required.

Case #11-2023 Parcel 17-L-45

Applicant – Kiara Mooney

Owner – Kevin Penta & Kiara Mooney

Location – 134 Range Rd

Zoning District – Residential District A

Variance relief is requested from **Section 200** from the definitions of “dwelling: single family” and “dwelling unit” to allow the transient occupancy of small families or couples who wish to visit the “carriage house” on the property.

Case #13-2023 Parcel 14-B-2612

Applicant – Megan & Brian Stanton

Owner – Megan & Brian Stanton

Location – 16 Ashton Park Rd

Zoning District – Rural District

The application is requesting a variance to allow a sport court, and a raised garden to remain on the property without a principal building, or main use, which is prohibited under Windham Zoning Ordinance.

PB:

Case 2023-03 – 14 Cobbetts Pond Rd – Parcels 21-D-150; Final Subdivision; Zone – Residential District (A) and WPOD.

The applicant, Promised Land Survey LLC, and the Northridge church, are seeking a Final Minor Subdivision. The owners would like to Subdivide Lot 21-D-150 a 7.5 acres parcel, to create 2 new singlefamily residential lots. The remainder of the parent parcel will be left in its current use as the church. One lot has an existing three-bedroom dwelling on it. The second undeveloped lot will be suitable to construct a single-family home. **(21-D-150 is on the Historic Cultural Resource List (Site - Unknown)**

Case 2023-04 – 47 North Lowell Rd– Parcels – 11-A-885; Final Major Site Plan and a WWPDP Special Permit; Zone – Residential District (B) and WWPDP.

The applicant, Edward N Herbert Assoc. Inc., and Owner, Nesmith Meadows LLC., are seeking Major Final Site Plan Review and a WWPDP Special Permit to construct 25 duplexes (50 dwelling units in total) and a clubhouse. The proposal includes a private road that will connect to Cardinal Road for the purpose of fire safety and accessibility and other associated site improvements.

Case 2023-05 – 13-15 Rockingham Road (Parcels 13-A-9 and 13-A-10); Major Final Site Plan; Zone – Commercial District A and Rt. 28 Access Management Overlay District

Applicant, Nouria Energy Retail Inc, and Owner, Rockingham Road Realty Trust c/o Alain Sfier, seeks a Major Final Site Plan, to construct a new retail motor fuel outlet on Lot 10 including a 7,500 sf convenience store with a coffee shop drive-thru use, 57 striped parking spaces, a fuel dispensing area with 10 dispensers (20 fueling positions) and an overhead canopy. Improvements associated with the existing mixed-use commercial building on Lot 9 include a new parking layout and shared access driveway between Lots 9 & 10. The development also includes a merger of Lots 9 & 10 into one single lot. **(13-A-10) is on the Historic Cultural Resource List (Site - Unknown)**

Intent to Cut Applications:

DES Permits & Correspondence:

New business/ Old business

Campbell Farm Updates: N/A

Clyde Pond/ Ashton Park Updates: N/A

Deer Leap/ Moeckel Pond Updates:

Fosters Pond/ Greenway Updates:

Rt. 28/Mclvaine Forest Updates: N/A

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Other Conservation lands and Easements Updates:

Trails Committee items:

Miscellaneous items:

No Hunting Signs

Meeting Minutes Review and Approve:

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

1. Topic: Land acquisition

Adjournment

Next meeting: April 13, 2023