



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087
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Conservation Commission Agenda

April 14, 2022

7:00 pm @ Community Development Department

Attendance:

Campbell Farm Updates: N/A

Clyde Pond/ Ashton Park Updates:

- 1- Update for re-opening trails in Clyde Pond
- 2- Pond flooding issues Ashton Park- Dennis S.

Deer Leap/ Moeckel Pond Updates:

- 1- ADA walkway paving- Dennis S.
- 2- Vandalism

Fosters Pond/ Greenway Updates:

- 1- Work in the recreation Trail (Parcel 9-A 770) – Joe Maynard

Rt. 28/Melvaine Forest Updates: N/A

Other Conservation lands and Easements Updates: N/A

Miscellaneous items:

- 1- Beaver Policy discussion
- 2- Beaver Deceiver installation discussion
- 3- Purchase cameras for Conservation lands

Meeting Minutes Review and Approve – [3/10/22](#), [3/24/22](#)

ZBA:

Case #10-2022: Parcel(s) 24-F-06

Applicant- Benchmark LLC

Owner(s) – Edward and Renee Hahn

Location- Johnny Hill Road

Zoning District- Rural District

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to construct a single-family dwelling on an approximately 7.26-acre lot that does not have the required 175-feet of frontage on a Town Class V Road. The lot does have 240-feet of frontage on a discontinued Road. To allow development of a home within 100-feet of a wetland.

Case #11-2022: Parcel(s) 21-V-230A

Applicant- Benchmark LLC

Owner(s) – Arthur Breslin

Location- 28 Fish Road

Zoning District- Residential District A / WPOD

Variance Relief is requested from **Section(s) 405.2, 405.3, 702, and Appendix A-1** to raze the existing structure and construct a new single-family dwelling on a pre-existing, non-conforming lot. To allow the dwelling to be placed 8-feet from the front lot line, 9-feet from the North Eastern side yard, 2-feet from the South Western side yard, and 9-feet from the rear yard lot lines. Where the setback requirements are 50-feet for front yard, and 30-feet for side and rear yards. To allow a lot size of approximately 4,571 sq. ft., where a minimum lot size of 50,000 sq. ft., is required. To allow approximately 63-feet of frontage on a private road, where 175-feet of frontage on a Town Class V Road is required. To allow the coverage of 25.4 %, where a maximum of 20% is required in Residential District A, Cobbett’s Pond and the Canobie Lake Watershed Protection Districts.

Parcel(s) 17-L-80

Applicant- Benchmark LLC

Owner(s) – Anthony Deluca

Location- 24 Horseshoe Rd

Zoning District- Residential District A / WPOD

Boathouse and Wall

PB:

Case 2021-49 – 154 Rockingham Road (Parcel 8-B- 6200); Major Final Site Plan Application, WWPDP Special Permit, and Design Review Regulations Application; Zone – Neighborhood Business, WWPDP, and Rt. 28 Access Management Overlay District.

The applicant, Richard Gregory of Edward N. Herbert Assoc., Inc., representing property owner Comrock, LLC, Gerry Beique, Mgr., requests a Major Final Site Plan, Wetland and Watershed Protection District (WWPD) Special Permit, and Design Review Regulations Application for a proposed 3,600 sq.ft. commercial building, associated parking, and access.

Previous hearing dates: 11/17/21 (opened and immediately continued); 12/15/21 (immediately continued); 1/19/22 (immediately continued)

Intent to Cut Applications:N/A

DES Permits & Correspondence:

32 Dorian Rd, Application Denial – Insufficient Response

15 West Shore, Shoreland Impact Permit

Adjournment

Next meeting: April 28, 2022

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