



*OLD VALUES - NEW HORIZONS*  
**COMMUNITY DEVELOPMENT**

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**Conservation Commission Agenda updated 7-26-23**

**July 27, 2023**

**7:00 pm @ Community Development Department**

**Attendance:**

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

**6:15 pm: Non-public session under RSA 91A: 3 II (d)”**

**Topic:** Meeting with Counsel

**ZBA:**

**Case # 29-2023**                      **Parcels 13-B-40 & 13-B-50**

**Applicant – Benchmark, LLC**

**Owner – Helix Enterprise LLC**

**Location – 16-20 Rockingham Road**

**Zoning District – Commercial District A**

The applicant is requesting a variance from **Section(s): 605.1, 615.6.5, and 701.1** to allow the construction of 94 two-bedroom apartments within a mixed-use development in Commercial District A, where residential uses are not permitted under Section 605.1. Also, from Section 615.6.5 to allow two driveways on the property, where only one is permitted in the Rt. 28 Access Management Overlay District. Also, from Section 701.1 to allow the building height to be approximately 60 feet tall, where the maximum allowed is 35 feet.

**Case #31-2023**                      **Parcel 8-B-2000**

**Applicant – Juana & Moises Cruseta**

**Owner – Juana Cruseta**

**Location – 124 Rockingham Rd**

**Zoning District – Rural District**

The applicant is requesting a variance to allow the construction of 12 ft x 16 ft deck approximately 20 ft from the Northeasterly side lot line.

**PB:**

**2 Rockingham Road - (Parcel 13-B-1); Pre-Application; Major Site Plan, Zone: Business Commercial District A**

The applicant, Karl Dubay of The Dubay Group, Inc., and property owner, Labrador Enterprises, LLC, seek Major Site Plan approval to construct 1,349 SF of an asphalt parking lot in Windham. A majority (4,506 SF) of the parking lot will be in Salem. Adjacent site work in Salem includes a 9,928 square foot retail building and site/access improvements.

**5 Bissell Camp Road (Parcel 3-B-1); [Pre-Application](#) – Planning Board, Subdivision, Zone-Rural District**

The applicant, Meisner Brem Corporation, and property owner, Cedar Crest Development, seek a pre-application review with the Town Engineer prior to formal submittal of a six-lot subdivision application.

**Intent to Cut Applications:**

**DES Permits & Correspondence:**

**Old business/ New business**

**Clyde pond/ Gage:**

- High School XC Trail
- Garbage at Rope Swing

**Campbell Farm Updates:**

- Pollinator Capstone update

**Other Conservation lands and Easements Updates:**

**BioBlitz Update**

**Kiosk Maps**

**Signage on all properties**

**Park Ranger Update**

**Conservation/Town Recreation Program**

**Thank you to Mark Charbonneau.**

**Trails Committee items:**

**Meeting Minutes Review and Approve:**

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

1. Topic: Land acquisition

**Adjournment**

Next meeting: August 10, 2023