



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087
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Conservation Commission Agenda

August 11, 2022

7:00 pm @ Community Development Department

Attendance:

New business/ Old business

Park Ranger/ Recreation discussion

Campbell Farm Updates: N/A

Clyde Pond/ Ashton Park Updates: N/A

Deer Leap/ Moeckel Pond Updates:

1. Rock Pond Assn. land donation
2. Selectman Response to Stone wall funding request.

Fosters Pond/ Greenway Updates: N/A

Rt. 28/Melvaine Forest Updates:

Other Conservation lands and Easements Updates:

Miscellaneous items:

1. Wildlife study update (Brian & Kara)
 - a. Suggest study for all WWPD, WOPD, lakes, ponds and vernal pools owned by Conservation
 - b. Do they create a town wide map?
 - c. Request from selectman permission to evaluate town owned land (Not in Conservation)
2. Master plan
 - a. Letters from other boards
 - b. Commission input
 - c. Review previous list

Meeting Minutes Review and Approve:

ZBA

Case #25-2022: Parcel(s) 13-A-9 & 10

Applicant – Benchmark Engineering, Inc.

Owner – Rockingham Road Realty Trust

Location – 13-15- Rockingham Road

Zoning District – Business Commercial District A

To allow the green space of the property to be reduced to 20% of the lot area, where 30% of green space is required in the zoning ordinance

Case #26-2022: Parcel(s) 17-C-105A

Applicant – Benchmark Engineering, Inc.

Owner – Fox Family Rev Living Trust

Location – 10 Cross Street

Zoning District – Residential District A / WPOD

To permit the construction of a detached 24'x24' garage addition to the existing single-family dwelling on a pre-existing non-conforming lot with two frontages.

Case #27-2022: Parcel(s) 21-V-250B

Applicant – Benchmark Engineering, Inc.

Owner – John & Rachel Kula

Location – 20 Fish Rd

Zoning District – Residential District A / WPOD

To raze three (3) existing seasonal homes and construct a new dwelling on the property with a detached garage, along with the installation of drip line trenches, and installation of a new septic system and well. To allow construction of a year-round single-family dwelling and detached garage to be constructed within the waterfront, and side yard setbacks on a pre-existing, non-conforming lot. To allow the combined 22,000 cu/ft of the three dwellings to be increased to approximately 38,900 cu/ft for the new single-family dwelling, and 8,200 cu/ft for the detached garage. To allow the new single-family dwelling to be 47' from the lakeside front setback, and to construct steps 38' from the lakeside front setback. To allow the building to be 10' from the northerly lot line, with the steps being 5' from the line, and to allow 10' from the southerly lot line. To allow the detached garage 12' from the Fish Rd right of way, 10' from the northerly lot line, and 19' from the southerly lot line, where 50' front setback (shoreline and street), and 30' side and rear yard setbacks are required, and to allow the proposed detached garage within the front setbacks from Fish Rd. To allow a lot size of approximately 14,438 SF, where a minimum lot size of 50,000 SF is required, with 63' of road frontage on a private road, where 175' of frontage on a public road is required,

Case #28-2022: Parcel(s) 21-H-16C & 16A

Applicant – Edward N. Herbert Associates

Owner – William and Marion C. Deluca

Location – 2 & 4 Cheryl Road

Zoning District – Residential District A / WPOD

To revise the lot lines between two pre-existing, non-conforming lots, which will reduce 4 Cheryl Rd (lot 21-H-16A), from 53, 512 SF, to 39,000 SF, where a 50,000 SF lot size is required, with 0' of frontage on Class V Town Road, where 175' is required. And then, 2 Cheryl Rd (lot 21-H-16C), will be enlarged from 8,430 SF to 22, 942 SF where a 50,000 SF lot size is required, with 0' of frontage, where 175' on a Class V Town Road is required.

To permit an existing structure on a 1,109 SF pad on lot 21-H-16C, to be razed and replaced with a new single-family dwelling that will have a 1,669 SF pad, with a 6' setback from the Northerly lot line, where 30' is required for the side and rear yard

PB:

2022-21 – 1 Industrial Drive (Parcel 13-A-198); Major Preliminary Site Plan; Zone – Limited Industrial

The Applicant, Karl Dubay of The Dubay Group Inc, and Owner AFS Reality, LLC (Al Sfeir), is seeking Major Preliminary Site Plan review to propose constructing a 12,000 s.f addition to the rear of an existing public charter school (Windham Academy).

2022-22 – 10 Libbey Rd (Parcel 8-B-3000); Conceptuel Site Plan; Zone – Commercial District A.

The Applicant, Karl Dubay of The Dubay Group Inc, and the Owner, Rockingham Rd Realty Trust, Alain Sfeir, Trustee, is seeking Conceptual Site Plan review to propose as 70,000 sq. ft. self-storage facility with and a 400 sq ft building and outdoor storage.

Intent to Cut Applications: N/A

DES Permits & Correspondence:

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

Topic: Land acquisition

Adjournment

Next meeting: August 25, 2022

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