



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

3 N Lowell Rd, Windham NH 03087  
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[www.WindhamNH.gov](http://www.WindhamNH.gov)

**Conservation Commission Agenda**  
**September 14, 2023**  
**7:00 pm @ Community Development Department**

**Attendance:**

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

**ZBA:**

**Case # 34-2023**                      **Parcel 24-D-1**

**Applicant – Timothy A. Peloquin, LLS**

**Owner – 107 Ponemah Rd, LLC (C/O Teresa Benning)**

**Location – 10 Rock Pond Road**

**Zoning District – Residential District A, WWPD, and WPOD**

The applicant is requesting a variance from **Section 601.3** to allow construction of an attached 741.3 +/- sq ft, one-bedroom ADU no closer than 71' from a delineated wetland, greater than one acre in size, where a 100' buffer is required.

**Case # 35-2023**                      **Parcel 22-L-27**

**Applicant – Meisner Brem Corporation**

**Owner – Wen Lei**

**Location – 75 W Shore Road**

**Zoning District – Residential District A/WPOD**

The applicant is requesting a variance from **Section: 702/Appendix A-1** to allow the expansion of 404 sq ft of the footprint of a pre-existing non-conforming single-family dwelling, on a pre-existing, non-conforming lot, and to add a second story, where no such expansion resulting in further non-conformance is permitted. Furthermore, the application is requesting that the addition be 20.6 ft from the front lot line, where 50 ft is required and to be 34.5 ft away from the waterfront setback, where 50 ft is required.

**Case # 36-2023**                      **Parcel 24-F-5200**

**Applicant – Aaron and Samantha Barrett**

**Owner – Aaron and Samantha Barrett**

**Location – 140 Lowell Rd**

**Zoning District – Residential District**

The applicant is requesting to allow construction of a 24 ft x 21 ft addition, to include a bathroom, bedroom, and walk in closet to be approximately 17 ft from the side yard setback, where 30 ft is required.

**ZBA Case # 37-2023 and PB Case 2023-20 Parcel 8-B-500  
Applicant – TPC Flatrock Owner, LLC-Tyler Palermo  
Owner – TPC Flatrock Owner, LLC-Tyler Palermo  
Location – 86 Rockingham Road  
Zoning District – Residential District B / WWPD**

The applicant is requesting a variance for a water meter shed at the sites entrance, a design change from the previous approved plans required by the Salem Water Department. The proposed permanent structure is located within the WWPD where no permanent structure shall be constructed. Receipt of the Variance will require Planning Board approval to amend the previously granted WWPD Special Permit and subsequent Site Plan approval to permit the construction of the water meter.

**PB:**

**Pre-Application 33 London Bridge Road (Parcel 14-B-2809), Planning Board Design Review, Subdivision Approval, WWPD Special Permit, “Woodside North Subdivision”**

The applicant proposes to subdivide a 41.63 +/- acre parcel into fourteen (14) single family house lots accessed via Class V roadway with a cul-de-sac approximately 1,800 feet in length. This development proposal is a conventional subdivision.

**Intent to Cut Applications:**

**DES Permits & Correspondence:**

**Old business/ New business**

**[Rt. 111 Corridor Study – Public Advisory Committee \(PAC\) representative](#)**

Provide Comments to the Board of Selectmen for their September 18, 2023 meeting re: **[NH DOT Discontinuance of a portion of NH Route 111A \(a/k/a Range Road\)](#)**

- **[BSC Group Habitat Assessment Letter via Atty. Panciocco](#)**

**Conservation Commission Agenda  
September 14, 2023**

**Kiosks:** Invoices

**Clyde pond/ Gage:** Bridge Invoices

**Campbell Farm Updates:** Sign Discussion

**Deer Leap:**

**Church St Easement:** Phase 1

**Fosters Pond:**

**Other Conservation lands and Easements Updates:**

**Trails Committee items:** Conservation Logo

**Meeting Minutes Review and Approve:** [8/10/23, 8/24/23](#)

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

1. Topic: Land acquisition

**Adjournment**

Next meeting: September 28, 2023