



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Conservation Commission Agenda
September 28, 2023
7:00 pm @ Community Development Department

Attendance:

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

ZBA:

Case # 38-2023 **Parcel 22-R-10010**
Applicant – Andrew Pelletier
Owner – Andrew Pelletier
Location – 6 Poplar Rd
Zoning District – Rural District/ WWPD

The applicant is requesting the construction of an 18x 36 in-ground pool within the WWPD limits where no permanent structure shall be constructed.

Case # 40-2023 **Parcel 21-K-37**
Applicant – R & D Realty Trust
Owner – R & D Realty Trust
Location – 48 Turtle Rock Rd
Zoning District – Residential District A/ WPOD

The applicant is requesting the construction of an addition and garage that will be 14 ft from the easterly lot line, and 4 ft from the westerly lot line, where 30 ft is required. An open porch 12 ft from the face of the home as per RSA 483: B:9, and 14 ft from the “High Water Mark” of Cobbetts Pond, where 100 ft is required, and 14 ft off the easterly sideline, and 10 ft off the westerly sideline, where 30 ft is required. To move an existing shed to the opposite side of the Turtle Rock Rd easement and 9 ft from the westerly lot line. To allow the expansion in area of the building from 1,074 sq ft to 2,560 sq ft, and to increase the volume of the home from approximately 21,000 cu ft to 44,000 cu ft.

To allow the proposed construction and existing improvements to remain within the 100 ft tributary set back on an 18,544 sq ft lot with approximately 58 ft of frontage on Turtle Rock Rd (a private road), where 175 ft of frontage is required. Furthermore, a 30 ft side and rear yard setback, and a 50 ft front yard and lakefront setback is required. and a land area of 50,000 sq ft and a 100 ft Tributary Stream setback is required.

Case # 41-2023 **Parcel 22-K-7**
Applicant – Benchmark LLC
Owner – Christian & Jacqueline Theriault
Location – 89 W Shore Rd
Zoning District – Residential District A/ WPOD

The applicant is requesting to allow the construction of a replacement year-round single-family dwelling for a pre-existing, non-conforming single-family dwelling, on a pre-existing, non-conforming lot. To allow the reduction in area of the house from approximately 2,400 sq ft, to 2,100 sq ft and to increase the building volume from 38,400 cu ft to 44,000 cu ft where Windham Zoning Ordinance prohibits an increase in the volume of a structure.

To allow approximately 59 ft of frontage on a public road where 175 ft of frontage is required on a Class V Road. To allow the easterly side yard setback of 7 ft, a westerly side yard setback of 8.5 ft (and 4.5 ft to the steps), a 26 ft lake setback, where a setback lakeside setback of 50 ft, a front setback of 50 ft, and a side and rear yard setback of 30 ft is required, in the RDA and WPOD. The proposed plan would also decrease the building coverage from 36.5% to 30.3 %, where a maximum allowable building coverage is 30% under the Windham Zoning Ordinance. Under Windham Zoning Ordinance, specifically Section 616.6.4.2, for any lots that exceed 30% impervious surface, development must decrease the percentage of impervious surface, which this proposed plan does so.

PB:

Case # 2023-21 -59 Range Rd, (Parcel 18-L-302); Minor Site Plan, Zone: PBT and WPOD Overlay

The applicant is replacing the “Back of House” service and utilities, prep, loading, storage, refrigeration, etc., supporting the existing restaurant space. Also providing a stairway for safely servicing the existing upper patio, and porous walk connection

Intent to Cut Applications:

DES Permits & Correspondence:

Old business/ New business. Workshop Schedule

Clyde pond: Trail Maintenance Rules

Campbell Farm Updates: Conservation Day

Deer Leap:

Church St Easement:

Fosters Pond: Girl Scott Fairy houses

Other Conservation lands and Easements Updates: Site Walk review, GPS purchase

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: October 12, 2023