



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087
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Conservation Commission Agenda

September 22, 2022

7:00 pm @ Community Development Department

Attendance:

New business/ Old business

Campbell Farm Updates: N/A

Clyde Pond/ Ashton Park Updates: N/A

Deer Leap/ Moeckel Pond Updates: N/A

Fosters Pond/ Greenway Updates: N/A

Rt. 28/Melvaine Forest Updates: N/A

Other Conservation lands and Easements Updates: N/A

Miscellaneous items: N/A

Meeting Minutes Review and Approve: [9/8/2022](#)

ZBA:

[Case #30-2022](#): Parcel(s) 21-Z-266

Applicant – Benchmark Engineering, Inc.

Owner – William and Marion Deluca

Location – 4 Horne Rd

Zoning District – Residential District A / WPOD

To permit the construction of year-round single-family dwelling (SFD), which would replace a pre-existing, non-conforming SFD, on a pre-existing, non-conforming lot. To allow a 19 ft. lake setback, where 50 ft. is required, a 12 ft. side yard setback, where 30 ft. is required, and a 15 ft. front yard setback, where 50 ft. is required

[Case #31-2022](#): Parcel(s) 17-J-137

Applicant – Benchmark Engineering, Inc.

Owner – Medeiros Family Trust

Location – 15 Gardner Rd

Zoning District – Residential District A / WPOD

To permit a second story addition and deck to an existing year-round, single-family dwelling (SFD) on pre-existing non-conforming lot. To allow the addition of a deck/porch to be added to the SFD, with a 10 ft. setback from the High-Water Mark (HWM) of Cobbetts Pond, while expanding the volume of existing structure to be approximately 22 ft. from the HWM of Cobbetts Pond, where a 50 ft. setback is required.

Case #32-2022: Parcel(s) 16-R-174D

Applicant – Benchmark Engineering, Inc.

Owner – Timothy and Lynn Sullivan

Location – 43 First Street

Zoning District – Residential District A / WPOD

To permit the construction of year-round single-family dwelling (SFD), to replace a pre-existing, non-conforming year-round SFD, on a pre-existing, non-conforming lot. To allow 14 ft. and 18 ft. from the side yard setbacks, and 24 ft. from there rear yard setback, where 30 ft. is required for the side and rear yard setbacks.

To allow re-development of the lot which includes a new building, site improvements, and leaching field area, within a 100 ft. wide buffer that is required from any tributary that discharges towards Cobbetts Pond. Furthermore, the application states that the entire lot falls in this buffer area. To allow the construction of the replacement septic system to be 23-24 ft. from wetlands, and the building to be 20 ft. from said wetlands in Residential District A and WPOD districts..

Case #33-2022: Parcel(s) 21-G-23A

Applicant – Preeti Mishra

Owner – Rohit Mehta and Preeti Mishra

Location –187 Range Rd

Zoning District – Residential District A / WPOD

To permit construction of a two-vehicle car port approximately 22 ft. from Range Rd, where a 50 ft. front yard setback is required.

PB:

2022-26 – 202 Range Rd (Parcel 21-C-85); Major WPOD; Zone – Residential District A; Watershed Protection Overlay District (WPOD)

The applicant Benchmark LLC, representing property owner Edward Richards, is applying to construct a new four (4) bedroom Single Family Dwelling with on-site septic

15 Prescott Rd (Parcel 22-L-201); Deck Additions; Zone – Residential District A; Watershed Protection Overlay District (WPOD)

Intent to Cut Applications: N/A

DES Permits & Correspondence:

- 1. 28 Fish Rd – 21-V-320A Shoreland Permit Application**

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

Topic: Land acquisition

Adjournment

Next meeting: October 13, 2022

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