



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Approved Minutes

February 10, 2022

7:00 pm @ Community Development Department

Attendance:

Chairman Dave Curto- present

Vice Chair Wayne Morris- present

Pam Skinner, present

Kara Feldberg- present

Lisa Ferrisi- excused

Brian McFarland- present, seated for Ms. Ferrisi

Miscellaneous items:

Rt. 28/Mclvaine Forest Updates: Chairman Curto stated that he received an invoice from the business doing the trail work in this area. Chairman Curto hopes to resolve this soon.

Chairman Curto stated that Saturday is the deliberative session.

Vice Chair Morris and Mr. Karl Dubay discussed a property in close proximity to the town forest that is surrounded by conservation land and may be going up for auction. Mr. Dubay stated that the highest and best value would be conservation land. The Board and Mr. Dubay discussed some of the land that is up for auction in the area including this parcel.

Meeting Minutes Review and Approve – [1/27/2022](#)

A motion was made by Vice Chair Morris to approve the January 27th, 2022 draft minutes. Seconded by Ms. Skinner. Vote 3-0-2. Ms. Feldberg and Mr. McFarland abstained.

ZBA: N/A

PB:

Case 2022-02 – 1 & 7 Indian Rock Road (Parcels 11-A-450 & 11-A-500); Major Final Site Plan; Final Subdivision, and WWPD Special Permit; Zone – Village Center District

The applicant, Karl Dubay of the Dubay Group, Inc., and property owner, Village Center Properties LLC, Chris McCarthy, Mgr, are seeking a Major Final Site Plan, Final Subdivision, and Wetland and Watershed Protection District (WWPD) Special Permit for a proposed development that includes 8 single-family detached dwellings, two multi-tenant commercial buildings of 5,400 gross square feet and 29,570 gross square feet, and associated site improvements.

Mr. Chris McCarthy addressed the Board. Mr. McCarthy stated that he will discuss the changes they have made since the preliminary application. Mr. McCarthy stated that he has worked proactively with NH DOT and the town to make improvements to the intersections. Mr. McCarthy stated that the buildings have been combined into one and the building is not 2 levels instead of one. There is a restaurant built into the hillside for a lower landscape. Mr. McCarthy stated that this is designed to be pedestrian friendly. Mr. McCarthy discussed the connectivity of the pathways as well as the landscape architect work to help make this site more appealing and less dense. Mr. McCarthy and the Board discussed a traffic study in the area. Mr. McCarthy stated that this road is an east/west corridor and it is important for the state to look at this area as a regional road that requires a set of solutions.

Chairman Curto mentioned connectivity as a goal for this area and beyond this area. Mr. McCarthy stated that the trails were not in the original plan. Mr. Dubay stated that there is an application for a WWPD special permit; there are no wetland impact on the project according to Mr. Dubay. Mr. Dubay stated that they will be cleaning up the shoulders and those are in the WWPD. There are no structures or pavement in the WWPD. Mr. Dubay stated they would like to clean up some of the swales. Mr. Dubay stated that this will also require an AOT permit. Mr. Dubay explained the design around the septic and drainage on the site as well along with storm tech systems.

Mr. Dubay stated that Mr. McCarthy has been reaching out and talking to abutters in order to prepare for upcoming hearings and to discuss connectivity. Mr. Dubay also discussed the small parks on the site that would complement the other uses on the property. The Board and the applicant also discussed the outdoor seating area on the plan.

The Board appreciates the storm tech system, the clean-up proposed in the front area and the open space.

Miscellaneous

Chairman Curto stated that he received the spreadsheet of the land use trust fund. Chairman Curto will forward the document to the Board for review.

A motion was made by Vice Chair Morris to adjourn at 7:45pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Lincicum