



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

#### Approved Minutes

February 24, 2022

7:00 pm @ Community Development Department

#### Attendance:

Chairman Dave Curto- present

Vice Chair Wayne Morris- present

Kara Feldberg, Secretary- present

Pam Skinner, regular member- present

Lisa Ferrisi, regular member- present

Brain McFarland, alternate member- present

James Finn, alternate- excused

#### Miscellaneous items:

Bees at Campbell Farm

Ms. Denise Sarni addressed the Board. Ms. Sarni stated that she is a second-year beekeeper and she would like to put a bee hive on the property. Ms. Sarni will maintain the hives so it will be no cost to the Conservation Commission. Ms. Sarni did talk to the caretakers of the property and they have no issue with the bee hives. Ms. Sarni stated that her property is within walking distance to the property. Ms. Sarni would like to put the hive in between the two meadows and the caretaker is in agreement that that would be a good location. Ms. Sarni stated that there is no evidence of bears in the area, only turkeys, deer, coyote and fisher cats. The Board has no issue with the proposal as presented. The Board and Ms. Sarni also discussed the haying of the property and how that might affect both the hive and the bees and the timing of the mowing. Ms. Sarni and the Board will coordinate with the person doing the mowing/haying.

**A motion was made by Ms. Feldberg to allow the placement of the beehive at Campbell Farm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.**

Clyde Pond/Mud season

Vice Chair Wayne Morris discussed if it might make sense to coordinate with those who maintain the trails at Clyde Pond, Derek Monson and others, to see if it might make sense to create signage about staying off the trails during mud season. Vice Chair Morris is concerned about potential damage to the trails during mud season.

Rte. 28 Forest

41 Michael Wimmer addressed the Board. Michael stated that Troop 66 is planning an overnight  
42 trip in the town Forest on March 19<sup>th</sup> into March 20<sup>th</sup>. Chairman Curto stated that they needed to  
43 get permission to have a campfire in the area from the fire department.  
44

45 **A motion was made by Vice Chair Morris to allow the Boy Scouts from Troop 266 to camp**  
46 **overnight in the town forest on March 19<sup>th</sup> and 20<sup>th</sup>. Seconded by Ms. Feldberg. Vote 5-0.**  
47 **Motion passes.**  
48

49 **A motion was made by Ms. Feldberg to approve the February 10<sup>th</sup> draft minutes as**  
50 **presented. Seconded by Ms. Skinner. Vote 4-1. Motion passes. Ms. Ferrisi abstained.**  
51

52 **ZBA:**  
53

54 **Case #04-2022: Parcel 17-I-112B**  
55 **Applicant – Edward N. Herbert Assoc., Inc**  
56 **Owner – Barry & Donna Johnson**  
57 **Location – 32 Walkey Rd**  
58 **Zoning District – Residential A & WPOD**

59 Variance relief is requested from Section(s) 401, 406, 702, 616.2.1.2, Appendix A for  
60 An addition and major renovation in a WPOD district  
61

62 The Board reviewed the plan as presented. The Board would like to know what kind of storm  
63 water management might be used. The Board would like more information about the percentage  
64 of impervious coverage on the lot and the vegetation on the lot (what is being removed and what  
65 is being installed on the shoreland). Mr. McFarland stated that it appears the coverage on the lot  
66 is going from 18% to 22% coverage.  
67

68 **Case #05-2022: Parcel 25-R-6263**  
69 **Applicant – Denis Tremblay**  
70 **Owner – Denis Tremblay**  
71 **Location – 12 Acadia Drive**  
72 **Zoning District – Rural District**

73 Variance relief is requested from Section 611.6.4.3.1 to exceed the setback requirements for an  
74 Open Space Residential Development  
75

76 The Board discussed the plan as presented. The Board discussed the placement of the structure in  
77 relation to the wetland as presented on the plan. The Board has no issues with the plan as  
78 presented. Vice Chair Morris stated it might be a good idea to mark where the poorly drained soil

79 is located on the lot so the area is not back filled. The Board stated that they would like to  
80 request to mark where the poorly drained soil is located for future owners of the lot.

81  
82 **PB:**

83  
84 **Case 2022-04 – 13 – 15 Rockingham Road (Parcels 13-A-9 and 13-A-10); Major Final Site**  
85 **Plan; Zone – Commercial District A and Rt. 28 Access Management Overlay District**

86 The applicant, Joe Maynard – Benchmark LLC representing property owner Rockingham Road  
87 Really Trust, seeks a Major Final Site Plan, to construct two commercial buildings – a 5,400 sq.  
88 ft. two-story restaurant with covered and open outdoor seating and a 11,125 sq. ft. commercial  
89 building. Various site improvements are also proposed.

90  
91 Mr. Nick Loring from Benchmark Engineering addressed the Board. Mr. Loring is representing  
92 the applicant. Mr. Loring stated that the owner purchased several of the surrounding properties  
93 and lots 10 and 11 have been merged in a voluntary merger according to Mr. Loring. Lot 9 has  
94 also been merged into this as well. The site is in the Rte. 28 Overlay district. Mr. Loring stated  
95 that the proposal is for a 2-story restaurant that abuts the rail trail. There are stairs and a walkway  
96 on the plan. There is also a proposal for a second building that would have a drive thru area with  
97 a lane along the back. There is no wetland or WWPD impacts on the site according to Mr.  
98 Loring. Mr. Loring stated that this is all one plan set but they are proposing to develop this is two  
99 separate lots with their own lots and cross easements. Mr. Loring stated that they do have a goal  
100 of interconnectivity. The Board and Mr. Loring discussed the proposed uses of the property.  
101 Chairman Curto asked if there might be a line of site issue on one of the lots. Mr. Loring stated  
102 that he did not see this as a concern. Mr. Loring stated that they do have some waivers for the  
103 parking and curb cuts on the application for the Planning Board. Mr. Loring stated that on Sheet  
104 6, there are the installation of trees on the plan. Mr. Loring stated that the plan reflects the  
105 current conditions as far as wetlands. Mr. Loring stated that the proposed catch basins on the site  
106 will put the water underground and connect to the plastic chambers on Rte. 28. The Board has no  
107 concerns with the plan as presented.

108  
109 **Case 2022-05 – 39 Roulston Road (Parcel 13-C-400); Major Final Site Plan and WWPD**  
110 **Special Permit; Zone – Professional, Business, and Technology and WWPD**

111  
112 The Applicant, Karl Dubay of The Dubay Group, Inc., representing property owner, El Hefni  
113 Education Foundation, seeks a Major Final Site Plan to construct a 9,600 square foot two-story  
114 addition to the existing Windham Woods School and expand the existing parking lot.

115  
116 Mr. Karl Dubay addressed the Board and is representing the applicant. Mr. Dubay stated that the  
117 school is a private school located on 200 acres. Mr. Dubay explained the proposed expansion on  
118 the current site. There is wet pond and an infiltration pond to accommodate the needs of the site  
119 currently. There are no proposed wetland impacts. Mr. Dubay discussed Governor Dinsmore  
120 Road and how that is a likely option for police and fire emergency access as a current Class V

121 road. Mr. Dubay stated that the long-term goal might be to have a small high school on the 200-  
122 acre site. Mr. Dubay discussed the alternative to the current proposed parking lot. The lights in  
123 the parking lot will stay the same and will be added to. Ms. Skinner asked about the original  
124 school and the original expansion had the parking lot in the WWPD. Ms. Skinner stated that she  
125 remembers the original expansion being in the WWPD and now Mr. Dubay says it will not  
126 impact the WWPD so she would like to know where the expansion will take place. Ms. Skinner  
127 stated that they were originally concerned about the amount of fill. Mr. Dubay stated that there  
128 are no original parking spaces proposed in the WWPD. Vice Chair Morris asked about drainage.  
129 Mr. Dubay explained that they are rebuilding a culvert and they are smoothing out the pavement  
130 with the curve. Mr. Dubay stated that the basin that they are installing will function as infiltration  
131 but it is not part of the metrics. The long treatment swale will be part of the metrics and will be  
132 installed. Vice Chair Morris asked about the back parking lot. Mr. Dubay stated that it tilts  
133 towards the middle of the parking lot and there are catch basins that put the water into the  
134 drainage space. Vice Chair Morris asked if it was possible to leave the current drainage system  
135 underground. Mr. Dubay stated that the existing grade is high. Mr. Dubay stated that moving the  
136 catch basin is the least amount of impact on the site. Mr. Dubay stated that there is a grassy basin  
137 and a long treatment swale for the back parking lot. Mr. Dubay stated that they did not take the  
138 treatment panel credit. Mr. Dubay stated that this is an efficient solution to finish the elementary  
139 school. Vice Chair Morris asked about Governor Dinsmore Road and its Class V status. Mr.  
140 Dubay stated that the proposed plan moving forward might be to try to keep it as a road and  
141 rebuild a portion of it for the sake of access. Mr. Dubay stated that the next step for the owners of  
142 the property might take a step back to figure out a Master Plan for the property and utilize the  
143 best use of open space and conservation land. Mr. Dubay stated that the owner of the property is  
144 willing to coordinate with the Board and is available to talk. Ms. Skinner mentioned the stone  
145 arch bridge and whether or not it was on the property along with the stone wall. Mr. Dubay and  
146 the Board discussed the location of some of these landmarks. Vice Chair Morris stated that the  
147 Conservation Commission was going before the Board of Selectmen to discuss rebuilding the  
148 bridge on Governor Dinsmore. Mr. Dubay stated that applicant has a drone and they would be  
149 willing to use the drone to show the surrounding properties, such as the Rail Trail. The Board  
150 discussed the gate at the end of Governor Dinsmore and if it was locked.

151

152 **Case 2022-06 - 42 Gaumont Road (Parcel 16-E-32); Major Cobbetts Pond/Canobie Lake**  
153 **WPOD; Zone- Residential A, WPOD**

154

155 The Applicant, Joseph Maynard of Benchmark LLC, representing the property owners, Chris &  
156 Monika Hussey, seeks a Major Cobbetts Pond/Canobie Lake WPOD application.

157

158 Mr. Nick Loring of Benchmark Engineering addressed the Board. Mr. Loring explained the  
159 current conditions and the proposed changes to the footprint. Mr. Loring stated that the proposed  
160 coverage would be 22.9% which is over the 20%. There is a Shoreland permit as well for the  
161 application.

162

163 **DES Permits & Correspondence:**

- 164 • 38 Woodvue Rd – Closing of enforcement file

165 Chairman Curto read a letter from DES that stated that the infractions on the property have been  
166 corrected and the file will be closed.

167

168 Election

169

170 Chairman Curto stated that he has signage in support of Article 4 if anyone would like them for  
171 their yard.

172

173 **A motion was made by Ms. Skinner to adjourn at 8:35pm. Seconded by Ms. Feldberg. Vote**  
174 **5-0. Motion passes.**

175

176 Respectfully submitted by Anitra Lincicum

Approved