



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

3 North Lowell Road, Windham, New Hampshire 03087  
(603) 432-3806 / Fax (603) 432-7362  
[www.WindhamNH.gov](http://www.WindhamNH.gov)

**Planning Board Draft Minutes**

April 6, 2022

7:00 pm at Community Development Meeting Room  
3 North Lowell Road

**Attendance:**

Chair Tom Earley, Present  
Vice Chair Jennean Mason, Present  
Derek Monson, Present  
Jacob Cross, Excused  
Matt Rounds, Present  
Alan Carpenter, Present  
Dave Curto, (alternate), Present, seated for Mr. Cross until  
Bruce Breton, Board of Selectmen ex Officio, Present  
Alexander Mello- Planner, Director, Community Development  
Christopher Sullivan, Assistant Planner, Present, via Zoom  
Renee Mallett- Minute Taker

The meeting opened at 7:01pm with the pledge of allegiance and the introduction of members.

**Vice Chair Mason made a motion to approve the minutes of 3-2-22. The motion was seconded by Mr. Rounds. 4-0-2, with Mr. Breton and Mr. Monson abstaining as they were not present for the meeting.**

**Case 2022-07 – 19 Armstrong Road (Parcel 17-M-32); WPOD Major Land Development Application; Zone – Residence A and Watershed Protection Overlay District (WPOD)**

Mr. Joe Maynard representing this application to replace an existing driveway with permeable material and to add a deck and porch to an existing residential home. The applicant has received a variance from the ZBA for this project.

**Mr. Curto recused himself from the case as he is related to the applicants.**

**Vice Chair Mason made a motion to open Case 2022-07. Mr. Rounds seconded the motion. 6-0, the motion passed.**

The board discussed any potential environmental impact to the pond. Mr. Maynard said drip line edging would be added and that blasting would not be needed.

43  
44 **Mr. Monson made a motion to approve Case 2022-07 with the condition that drainage be added**  
45 **as specified by Mr. Sullivan. Mr. Rounds seconded the motion.6-0, the motion passed.**  
46

47 **Case 2022-09 – 2 Winter Street (Parcel 19-B-912); Minor Site Plan**  
48 **Application; Zone – Rural**

49 Mr. Mello said the application came in under a minor site plan application because it was not  
50 adding square footage or major additions to traffic or utilities. He said the board had the discretion to  
51 decide if it should be a major site plan in which case this meeting would act as a preliminary hearing.

52 Mr. Mello said the parcel consisted of an existing residential home with an accessory farm. The  
53 applicant is calling their planned agritourism use marketing, which would be allowed per the zoning. Mr.  
54 Rounds said he had studied the case closely and he felt comfortable opening the application as a minor site  
55 plan. Mr. Carpenter asked if the applicant was asking to pave an existing parking lot. Mr. Mello said there  
56 was no grading or paving planned, and that it was limited as a usage issue.  
57

58 **Mr. Carpenter made a motion to open Case 2022-09 as a minor site plan application. Mr. Rounds**  
59 **seconded the motion. 6-0, the motion passed.**  
60

61 Ms. Lindquist of Snow Pond Farm, the applicant, is looking to expand the use of her farm as a  
62 daytime stop for RV campers to include overnight stays. The field in question was approved previously by  
63 the Planning Board for the daytime use. She said there's been no issues with the travelers who have visited  
64 in the past.

65 Mr. Rounds asked if there would be any issues with requiring travelers to come and go during  
66 daytime hours. Ms. Lindquist said nearly everyone came during the day so they could set up their RVs. Mr.  
67 Monson asked if there was still a daycare on the premises. Ms. Lindquist said it was currently closed. Mr.  
68 Monson asked if there were plans to open it again in the future and how, safety and traffic-wise, the two  
69 businesses could exist on the same property. Ms. Lindquist said it might reopen in the future, but she did  
70 not foresee any issues with the two uses.

71 Ms. Lindquist said daytime use has been going on for two years. Mr. Carpenter asked how many  
72 visitors were average. Ms. Lindquist said that there was a maximum of 5 RVs at any given time but that 10  
73 in one week was more than they'd had to this point. Ms. Lindquist said her immediate abutters had no  
74 issues with the use of the property. She further explained that the neighborhood had been disturbed by a  
75 seven-car garage built at the bottom of the road on another person's property, which had created a large  
76 amount of traffic and noise.

77 Mr. Monson asked how much an RV weighed as there was a limit in the zoning. Mr. Mello explained  
78 it was a protected use. Ms. Monson asked about the distance between the existing alpaca farm and the  
79 field being used as a campground. Ms. Lindquist said there was a large distance between the two fields and  
80 further explained that the field in question was a auxiliary field for the animals, not their primary location.

81 Mr. Curto asked if there were rules about quiet hours on the farm as he was concerned about  
82 neighbors hearing generators. He asked also about the release of gray water. Ms. Lindquist said they  
83 directed visitors to Cracker Barrel, which had a dump station.

84 Mr. Breton asked if the parking space was under the power lines. Mr. Mello said the power  
85 company had an easement. Mr. Mello said easements were an agreement between the power company  
86 and the landowner and he did not know the details of the arrangement. Mr. Breton said powerline  
87 easements did not usually allow for parking beneath. Ms. Lindquist said parking was allowed but they could  
88 not build permanent structures.  
89

90 **Chair Earley opened the session to public comment.**

91  
92 Keith Dwyer has lived on the corner of Karen Road and Autumn Road for seventeen years. He  
93 shared photos from his home of 40-foot-long RVs passing by to reach the farm. Other images shared by Mr.  
94 Dwyer showed visitors coming in and out at night. Other photos shared showed trucks pulling fifth wheels  
95 and jeeps and motorcycles. He said many of the people that have visited the farm have friends and family  
96 visit while they stay and that this increases the amount of traffic and cars coming and going from the  
97 property. Mr. Dwyer has also been blocked from entering and leaving his own property because of the  
98 motorhomes.

99 Mr. Dwyer made the point that this traffic goes through several residential neighborhoods on  
100 narrow older roads before reaching the campground. He had concerns about the peacefulness and the  
101 safety of the neighborhood being maintained. He referenced the website Harvest Host, whom Ms.  
102 Lindquist uses to advertise her property as an RV campground, and said the other properties shown there  
103 were far larger and more rural.

104 Mr. Breton asked Ms. Lindquist how large her parcel was. Ms. Lindquist said 3.5 acres. Mr. Breton  
105 asked how large the average Harvest Host property was. Ms. Lindquist said one site was in Lawrence at a  
106 brewery and named several other smaller properties in the area which she says are Harvest Host  
107 properties. Mr. Breton said he understood wineries and breweries because those are commercial entities,  
108 but he agreed with the concerns of Mr. Dwyer about people coming through residential neighborhoods.

109 Vice Chair Mason asked how issues with leaking transmission fluid or gasoline spills would be  
110 handled on an unpaved field. Ms. Lindquist said RVs were well maintained and she did not think this was an  
111 issue.

112  
113 Mark Fiorentino, 9 Autumn Street, said he has a camper and is an avid camper himself. But he said  
114 campfires under powerlines were an issue and said groups of campers roamed the neighborhood as if the  
115 entire block was a campground. He said the campground brought a lot of people into the neighborhood  
116 who were utilizing a walking path that cuts through his backyard. He agreed that the roads were not in  
117 good shape.

118  
119 **Chair Earley closed the session to public comment.**

120  
121 Chair Earley asked the applicant if they were asking for a limit of five vehicles a week. Ms. Lindquist  
122 said five vehicles a night. He said that could be thirty-five RVs a week, with a number of different people in  
123 each. Mr. Rounds asked what limits the Planning Board could place on this as it was a protected use.

124 Vice Chair Mason asked if there were things that could be added to the field to make it seem more  
125 structured so the campers would look at it as a more contained environment. Chair Earley said five vehicles  
126 a day meant two trips in and out at a minimum, for seventy bus sized vehicles passing people's homes a  
127 week. Mr. Breton asked how long the RVs could stay. Ms. Lindquist said they were only allowed to stay one  
128 night.

129 Mr. Rounds said he would like to continue the case to get more comments from fire and safety. Mr.  
130 Mello said there was a TRC meeting related to the application, but highway did not attend. He said the fire  
131 department had asked that the campers be kept separated so there was room between them. Police had  
132 confirmed that the Lindquist's kept a log of every person visiting the campground. Chair Earley asked how  
133 many vehicles were needed to make this campground viable. Ms. Lindquist said they normally had two or  
134 three RVs at a time but that in some cases family groups visited and also parked their RVs, which is how she  
135 came to the number on the application.

136 Chair Earley said seventy trips through a neighborhood could impact a butter's enjoyment and value  
137 in their own properties. He thought the potential for seventy trips were a lot and he would like to find a

138 compromise. Mr. Cross said seventy trips a week was too much for the neighborhood. Mr. Cross asked  
139 about the primary use of the property. Mr. Mello said the primary use was residential but that the other  
140 uses included an accessory farm with farm store and agritourism.

141 Mr. Carpenter suggested a review in 12 to 24 months to see how the approved use has worked. Mr.  
142 Breton said the property had variances for the garage, a daycare, and expanded commercial use. He said  
143 the residents were already complaining about the use and he did not think they would feel differently in  
144 twelve to twenty-four months. He said the current variances were already a burden on the surrounding  
145 neighborhoods. Mr. Breton said there was a town cap on how many RVs you could park in your yard. He  
146 thought there was more to look at in this application. Mr. Rounds read the language in the statute that said  
147 a farm stand did not count as a commercial use. Mr. Cross asked about 704.2, limiting parking. Mr. Mello  
148 confirmed it did not apply in this case.

149  
150 **Mr. Cross was seated at 8:18pm.**

151  
152 Chair Earley asked the applicant what they thought was the maximum number of trips that was  
153 appropriate for their location. Mr. Cross said measuring by trips was not feasible as visitors could drive back  
154 and forth for a number of trips during one overnight stay. He thought it should be limited to one RV per  
155 night.

156  
157 **Mr. Carpenter motioned to approve the application as submitted with the condition that all TRC**  
158 **comments are complied with, that no idling of vehicles be allowed, that there be a maximum of five**  
159 **vehicles at a time, and that the board reserves the right to revisit this in a years' time. Mr. Rounds**  
160 **seconded the motion. Vice Chair Mason said she would like to see it limited to three vehicles and said she**  
161 **would like to see the visitor logs at the years' time so the board could assess the average number of**  
162 **visitors. Mr. Cross said he would vote against the motion unless it limited it to one RV. He did not think**  
163 **the idling and other items were enforceable. He said this needed to be workshopped and revisited. Mr.**  
164 **Rounds said this was protected under the state, not the town. Ms. Lindquist made the case for keeping**  
165 **the number at five vehicles. Chair Earley confirmed there were no reservations currently existing for five**  
166 **vehicles. Mr. Cross asked Mr. Carpenter if he would amend his motion to one RV. Mr. Carpenter refused.**  
167 **Mr. Mello suggested three with a weekly limit at twenty-five for leeway in case of emergencies. He said it**  
168 **could be enforced by reviewing the logs. Mr. Carpenter amended his motion to allow for a maximum of**  
169 **four RVs a night. Mr. Rounds said his second still stood. 4-3, the motion passed. Chair Earley said he**  
170 **thought that more could be done to reduce the impact to neighbors though he recognized the right of the**  
171 **applicant for this use. Mr. Breton said not allowing this accessory use would not impede the agricultural**  
172 **use.**

173  
174 **Old/New Business**

175  
176 Workshop on impact fees next week.

177  
178 **Mr. Monson made a motion to approve the minutes of 3-16-22. Vice Chair Mason seconded the**  
179 **motion. 6-0 the motion passed.**

180  
181 Mr. Rounds said he reached out to Chair Earley and Mr. Mello suggesting a path forward for the  
182 Master Plan. He would like to create a sub-committee with himself as Chair, and a number of other resident  
183 board members, to meet publicly, monthly to work on the Master Plan. Chair Earley spoke in favor of this  
184 plan.

185 Mr. Cross was against it, saying that if too many Planning Board members came to comment as  
186 residents, it would be an illegal meeting. Mr. Mello and other members said it was not because it was a  
187 publicly posted meeting. Mr. Cross said the issue with the Master Plan was that the board had not stuck to  
188 an overriding plan, with aligned goals. He said only the Vision section and Land Use section were needed  
189 and should be created by the Planning Board, and then other chapters could be created if they felt they  
190 were needed as time went on. He said the framework needed to be set by the board.

191 Mr. Carpenter said that previously sub-committees were told to look at the Master Plan from the  
192 most out of date chapters on, or told to holistically rewrite the entire plan. Mr. Carpenter suggested the  
193 board discuss which path they thought the sub-committee should take at a workshop.

194  
195 Chair Earley said he and Mr. Mello had been working on an AARPA Funds request to digitally image  
196 the paper contents of the CDD and to move the department to an online application and record keeping  
197 system.

198  
199 **Mr. Cross made a motion that Chair Earley and Mr. Mello draft a letter in support of the AARPA**  
200 **fund request from the board. Mr. Monson seconded the motion. 4-0-2 the motion passed with Mr.**  
201 **Breton and Mr. Rounds abstaining.**

202  
203 Mr. Monson asked if the new ordinance changes had been updated online. Mr. Mello said it was in  
204 progress. Mr. Monson asked that the updated pages be shared with the board for their binders when it was  
205 completed.

206  
207 **Mr. Carpenter made a motion to adjourn, at 8:58pm. Mr. Cross seconded the motion. 6-0, the**  
208 **motion passed.**

209