



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

#### Draft Minutes

September 08, 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**  
**Brian McFarland, alternate member- present**  
**Mike Specian, alternate member- excused**  
**Joe Bradley, alternate member- excused**

#### New business/ Old business

**1. Moosewood Ecological discussion on Wildlife inventory : Jeff Littleton**

Mr. Steve Lemond addressed the Board. Mr. Lemond stated that Jeff Littleton was the best resource for the Board but he was at the meeting this evening so he is here to talk about what Moosewood is capable of and the services they provide for towns with conservation land like Windham.

Mr. Lemond asked about the timeline for the Master Plan as well as the timeline for the biodiversity inventory. Chairman Curto stated that the Master Plan chapters were being written right now.

The Board and Mr. Lemond discussed that the biodiversity study would likely be done over at least a year to study all the seasons. Mr. Lemond listed the different techniques used to acquire information from both their company and community involvement. Mr. Lemond explained the concept behind iNaturalist. Mr. Lemond stated that the Conservation Commission would have full access to all their data. The Board discussed how many acres of conservation land that currently exist in Windham. Mr. Lemond stated that they were not wetland scientists which means they cannot necessarily have any input on disputes related to abutters.

The Board and Mr. Lemond discuss what conservation land might be the priority for this type of assessment. The Board also discussed that some of these lands abut other towns, like Salem and Pelham. Mr. Lemond stated that even if they do not coordinate with other town, they do consider surrounding properties when doing their assessment. Mr. Lemond stated that they always check

the New Hampshire Species Bureau. The Board and Mr. Lemond discussed if there were any recent studies done on any of the properties. Mr. Lemond discussed the concept behind a “Bio Blitz” and that they could also help plan an event like this.

**Campbell Farm Updates:**

The Board discussed that they had already approved the fall mowing in the area.

**Clyde Pond/ Ashton Park Updates: N/A**

The contractor will be removing the upper platform at Clyde Pond this week. Chairman Curto stated that the work on the Landry property has been completed by the contractor.

**Deer Leap/ Moeckel Pond Updates:**

Vice Chair Morris stated that the Friends of Moeckel Pond met with a company from Dorchester who specialized in security cameras. The Board would like to continue the discussion around cameras at the next meeting.

**Fosters Pond/ Greenway Updates:**

Chairman Curto stated that the Planning Board approved the passage on the greenway.

Ms. Feldberg stated that the baby hike signs will be taken down. Ms. Feldberg will follow up to see how the baby hike went. Also, the kiosk in the area has been partially built.

**Rt. 28/Melvaine Forest Updates:**

**1. SELT Annual monitoring scheduling (Kara)**

Ms. Feldberg will be going on October 5<sup>th</sup> at 1pm to look at the area with a representative from SELT.

**Other Conservation lands and Easements Updates:**

**Miscellaneous items:**

**1. Invoice Dog Bane removal**

**A motion was made by Vice Chair Morris to approve the payment of the invoice of \$500 for the Dog Bane application. Seconded by Ms. Feldberg. Vote 5-0. Motion passes.**

## Girl Scout project

Kate Watchford addressed the Board. Kate would like to make 10 First Aid kits for each of the kiosks in town on Conservation lands. Kate would also have a list of contact information in the kit so people could locate themselves if they need assistance. The Board and Kate discussed the kiosks in town and where these kits might be located to assist people best. The Board discussed that this would be a great idea but they do have concerns around vandalism and who might be responsible for refilling the kits once they need to be replenished. Kate stated that each kit costs around \$40 and each kit would also need a waterproof box which are about \$20 per box. Kate stated that she can research fundraising opportunities for these kits. Kate's plan is to bolt the kits to the kiosk to secure them.

A motion was made Ms. Skinner to approve the Girl Scout project of putting first aid kits at up to 10 of the kiosks of Conservation land in town. Seconded by Ms. Ferrisi. Vote 5-0. Motion passes.

## Meeting Minutes Review and Approve: [8/11 & 8/25/22](#)

A motion was made by Ms. Feldberg to approve the August 11, 2022 draft minutes as amended. Seconded by Ms. Ferrisi. Vote 4-0-1. Motion passes.

A motion was made Vice Chair Morris to approve the August 25<sup>th</sup> draft minutes as presented. Seconded by Mr. McFarland. Vote 3-0-3. Motion passes.

ZBA: N/A

PB:

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

### **The Commission will Review this Project on September 22, 2022**

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

### **Case 2022-: 2 & 4 Cheryl Road (Parcels 21-H-16C & 16A); Lot line adjustment; Zoning District – Residential District A / WPOD**

To revise the lot lines between two pre-existing, non-conforming lots, which will reduce 4 Cheryl Rd (lot 21-H-16A), from 53, 512 SF, to 39,000 SF, where a 50,000 SF lot size is required, with 0' of frontage on Class V Town Road, where 175' is required. And then, 2 Cheryl Rd (lot 21-H-16C), will be

enlarged from 8,430 SF to 22, 942 SF where a 50,000 SF lot size is required, with 0' of frontage, where 175' on a Class V Town Road is required.

To permit an existing structure on a 1,109 SF pad on lot 21-H-16C, to be razed and replaced with a new single-family dwelling that will have a 1,669 SF pad, with a 6' setback from the Northerly lot line, where 30' is required for the side and rear yard.

Mr. Shayne Gendron from Edward N. Herbert and Associates addressed the Board and is representing the applicant. Mr. Gendron stated that they are reconfiguring a lot line between 2 lots. Mr. Gendron stated that Cheryl Road is a private road so there is no frontage on a town road. The owner would like to reconfigure the lot lines so that 2 Cheryl Road is a more conforming lot. Also, the applicant would be taking down the small cottage on 2 Cheryl Road and replace it with a larger home. Mr. Gendron stated that this was sent to the state for a subdivision approval from the state; that has also been approved. Mr. Gendron stated that there will be a new septic system for the new construction. Both of the lots will meet the Cobbetts Pond Watershed regulations. Also, the structures will be about 100 feet away from each other rather than 50 feet away from each other. Mr. Gendron stated that they will likely be doing drip edge infiltration to meet the watershed ordinance.

The Board has no issues with the plan as presented.

**Intent to Cut Applications:**

**[154 Rockingham Rd., 8-B-6200](#)**

The Board reviewed the application for this property but the work had already been done.

**DES Permits & Correspondence:**

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

Topic: Land acquisition

**A motion was made by Ms. Skinner to enter non-public session under RSA 91A: 3 II (d). Seconded by Ms. Feldberg. Roll call vote: Ms. Skinner, Ms. Feldberg, Chairman Morris, Vice Chair Morris, and Ms. Ferrisi. Vote 5-0. Motion passes.**

The Board discussed land acquisition.

**A motion was made by Vice Chair Morris to come out of non-public session at 8:55pm. Seconded by Ms. Skinner. Vote 5-0. Motion passes.**

**A motion was made by Ms. Feldberg to seal the non-public minutes for one year. Seconded by Ms. Skinner. Vote 5-0. Motion passes.**

**A motion was made by Ms. Ferrisi to adjourn at 8:55pm. Seconded by Ms. Skinner. Vote 5-0.  
Motion passes.**

Respectfully submitted by Anitra Lincicum

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