



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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**Windham Planning Board Notice of Public Hearing
January 6, 2016
7:00 pm at the Community Development Department**

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday, January 6, 2016 at 7:00 pm at the Community Development Department. The Board will hold public hearings to consider the following amendments to the Zoning Ordinance and Land Use Regulations for 2016 Town Meeting:

Professional, Business & Technology District (Sections 614.2 and 614.3)

To amend Section 614.2.10 to delete “manufactured or assembled on site”; add Section 614.2.10.1-614.2.14.3 to limit the area dedicated to retail sales to no more than 10% of the districts project’s total occupiable sqft, to limit a single retail tenant space to no more than 7,000sqft, to not allow more than 50% of the retail tenant space to be located in that portion of the building which faces the lot frontage on the adjoining Class V or better street; and add Section 614.3.5 to integrate all retail and restaurant uses through the plan.

Cobbetts Pond & Canobie Lake Watershed Protection Ordinance (Sections 616.4, 616.13 & 616.13.1)

To amend Section 616.4 to add the definition of Artificial Pervious Surfaces “any modified surface which can effectively absorb or allow infiltration of water into the underlying soil mass”; to add Sections 616.13 Maintenance and Section 616.13.1 to require maintenance of Artificial Pervious Surfaces per the guidelines of the University of New Hampshire Stormwater Center or best management practices of the manufacturer.

Vernal Pool Habitat Protection (Sections 716.1, 716.2, 716.3, 716.4, 716.5)

Amend the purpose section; amend the definition of vernal pool, and; add a definition for vernal pool habitat. Add a new section titled Vernal Pool Determination that details how to determine the edge of the protective buffer. Amend marking requirements to state that each marker shall be easily visible when approaching the vernal pool buffer.

The following applications have been submitted for review. If the applications are deemed to be complete, the public hearings will immediately follow.

Case 2015-32 Minor Site Plan/Change of Use 26 Haverhill Road (Lot 11-A-315)

A Minor Site Plan Application has been submitted for 26 Haverhill Road (11-A-315), located in the Limited Industrial District. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner Macmulkin Chevrolet, is proposing to amend the previously approved Site Plans (from 1977, 1988, 1993, and 2000) to allow a contractor’s yard, manufacturing enterprises, storage yard, minor repair shop office, and commercial service establishment. In addition, a paved driveway is proposed to connect 22 Haverhill Road (11-A-317). Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan & the application will be heard as a Preliminary Major Site Plan Application

Case 2015-33 Minor Site Plan/Change of Use 22 Haverhill Road (Lot 11-A-317)

A Minor Site Plan has been submitted for 22 Haverhill Road (11-A-317) located in the Limited Industrial District. The applicant Joseph Maynard, of Benchmark Engineering, Inc., on behalf of the property owner,

MacMulkin Chevrolet, is proposing to amend the previously approved Site Plan to add a paved driveway to connect to 26 Haverhill Road (11-A-315). Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan & the application will be heard as a Preliminary Major Site Plan Application.

Case#2015-34/Preliminary Major Site Plan/Design Review Major Subdivision/Simpson's Crossing

A Preliminary Minor Site Plan Application and Design Review Application for a Major Subdivision has been submitted 36 Marblehead Road (25-G-30, 40), located in the Residence District A zone and Wetland and Watershed Protection District (WWPD) Zone. The applicant, Joseph Maynard, of Benchmark Engineering, Inc., on behalf of the property owners, South Fork Properties, LLC and Windham Marblehead Properties, LLC, is proposing a 55+ housing community consisting of 37 single-family units including related parking, drainage, and snow storage areas. New roads are proposed to access the development. A WWPD Special Permit will be required at the time a final application is submitted due to proposed disturbance for the installation of roads, parking, and drainage features.

Copies of all Planning Board material and Town Meeting items are available for review at the Windham Community Development Department during regular business hours. All members of the public are welcome to attend the public hearing. To ensure timely inclusion among the Board's written materials, written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.