



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Planning Board Agenda

October 5, 2016

7:00 pm at the Community Development Department

### Call to Order/Pledge of Allegiance Public Hearing

#### 2017 Capital Improvement Plan presentation to the Planning Board

#### **Case 2016-27 /WWPD Special Permit Application, 90 London Bridge Road (Lots 20-D-1200 & 20-E-300)**

This application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of London Bridge North, Inc. The applicant is proposing a 20 lot open space subdivision with three open space lots for a total of 23 lots. This property is in the Wetland & Watershed Protection District (WWPD), Aquifer, Floodplain and Rural zoning districts. The WWPD Special Permit is the discussion for this hearing.

#### **Case 2015-35 (Lot 18-L-300 & 201) Gateway Park, 55 & 67 Range Road, Final Major Site Plan/Final Housing for Older Persons/Major Watershed Application**

This application has been submitted by The Dubai Group, Inc. on behalf of Angle Wood Pond Realty Trust, Inc. & Duck Pond Realty Trust. This property is in the Professional, Business & Technology (PBT), Residence A and Cobbett's Pond & Canobie Lake Watershed Protection Districts. The Applicant is proposing to develop this 32 acre site into a mixed use development of offices, restaurants, medical facilities, spas and fitness centers, retail, commercial service, Housing for Older Persons and an integrated park.

#### **Case 2016-30 Major Preliminary Site Plan, Commercial A District, Wetland & Watershed Protection District (WWPD), Lot 8-C-101, 47 Roulston Road.**

An application has been submitted by Edward N. Herbert Assoc. Inc. on behalf of Andrew & Nancy Costa. Lot 8-C-10 is a 93,033 sq. ft. lot. The applicant wishes to develop this property with a 4,868 sq. ft. multi-tenant commercial building.

#### **Case 2016-31: Preliminary Major Site Plan/Minor Subdivision and Wetland & Watershed Protection District (WWPD) (Lots 13-A-90 & 13-A-196A) 22 Roulston Road & 12 Industrial Drive**

An application has been submitted by The Dubai Group on behalf of Medicus for a Preliminary Major Site Plan, Minor Subdivision & Wetland and Watershed Protection District (WWPD) Special Permit. This is a 7.495 acre parcel located in the Limited Industrial District & the WWPD. The applicant is proposing to enlarge the parking lot in anticipation of constructing a third building on the site.

#### **Review and Approval of the minutes of September 14, 2016 & September 21, 2016**

#### **Adjournment**

Copies of all Planning Board material 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 date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.

Copies of all Planning Board materials are available for review at the Windham Community Development Department.