



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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[www.WindhamNH.gov](http://www.WindhamNH.gov)

### **Planning Board Agenda Wednesday, December 16, 2015 7:00pm @ Community Development Department**

#### **Call to Order/Attendance/Pledge of Allegiance**

#### **2016 Town Meeting Workshop – Vernal Pool Buffer (Section 716)**

#### **2016 Town Meeting Public Hearing - Professional, Business and Technology District (Section 614.2)**

To amend Section 614.2.14 to delete “manufactured or assembled on site”; add Section 614.2.14.1-614.2.14.3 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 can be along the property fronting on a Class V or better street, and to integrate all retail and restaurant uses through the plan; and to add Section 614.2.19 “Pharmacies with no drive thru up to 7,000sqft in size”

#### **Conceptual Application – Ledgeview at Windham Major Site Plan (102 Indian Rock Road/82 Range Road)**

#### **Public Hearings**

##### Case #2015-31 Minor Site Plan Application 2 Rockingham Road (Lot 13-B-1)

A Minor Site Plan application has been submitted for Rogers Automotive, which is located at 2 Rockingham Road (13-B-1), in the Business Commercial A Zoning District and the WWP District. The applicant, Labrador Enterprises LLC, is proposing to change the current landscaped island to a parking area approximately 1,050 sqft in size. No other changes are being proposed. 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#2015-26/Bella Vista/55 + Housing/Major Preliminary Site Plan/Watershed/WWPD Special Permit (Continued from 11/18/15)

A Major Preliminary Site Plan for 55+ Housing; and Major Watershed/Wetland and Watershed Protection District (WWPD) Special Permit Applications have been submitted for 98 Range Road (17-I-300), a 9.47 acre lot (412,513.2 sq. ft.), located in the Rural District Zone, Cobbetts Pond and Canobie Lake Overlay Watershed Protection District, and WWPD. The applicant, Peter Zohdi, of Edward N. Herbert Associates, Inc., on behalf of Chadwick Asset Management Land Holdings, LLC., is proposing to construct fifteen (15) single-family, detached housing units for residents ages 55+, in adherence with Section 610 of the *Zoning Ordinance* pertaining to Housing for Older Persons. A 24’ porous private driveway/road is proposed off of Range Road to access the development and two bio-retention/detention pond areas are designated for drainage. The homes are proposed to be served by two (2) onsite wells and onsite leach fields. A 5’ walking trail is proposed along the perimeter of the property. A WWPD Special Permit is being requested for the installation of road shoulder work and a portion of the 5’ walkway for a permanent disturbance of 11,500 sq. ft. to the WWPD. A total of 7.66 acres (333,669.6 sq. ft.) or 80% land area is proposed for open space.

**No new business after 10pm unless agreed to by the Planning Board. Any remaining items will be placed on the agenda for the next available Planning Board meeting. Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806. To ensure timely inclusion among the Board’s written materials, written/mailed 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/mailed statements received after that time.**

**Meeting Minutes – Review and Approve**

- October 7, 2015
- October 14, 2015
- October 21, 2015

**Old/New Business** (Not to include discussion of pending applications or decisions on matters requiring public notice)

**Adjournment**

**UPCOMING MEETINGS:**

**January 6<sup>th</sup>**

**January 13<sup>th</sup>**

**January 20<sup>th</sup>**