



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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www.WindhamNewHampshire.com

Planning Board Agenda

Wednesday, December 2, 2015

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

2016 Town Meeting Public Hearings

Historic Building/Structure Demolition/Substantial Modification Delay Ordinance (Section 719)

Amend Section 719.2 Definitions to delete “Cultural Resource List”, “HC”, and “Historic Resource List”, add definitions for “Historic District Commission” and “Historic Cultural Resource List”, amend the definition of “Historic Building/Structure Sign” and “Review Committee”; Clarify what the ordinance applies to in Section 719.3; Amending Section 719.4-719.4.8 to clarify process, responsible parties, placement of signs, and timeline for review and hearings; Amend Section 719.5.2 to clarify timeline; Amend Section 719.6-719.6.4 to clarify process, responsible parties, and timeline for review and hearings; and Other formatting & grammatical edits are proposed.

Pre-Existing Non-Conforming Signs (Section 706.3.1)

Amend Section 706.3.1 to clarify what signs need to conform to the regulations; Amend Section 706.3.1.1 to clarify what is allowed to be done to a pre-existing non-conforming sign without the sign being required to come into compliance and the criteria for such.

2016 Town Meeting Workshops

- Professional, Business & Technology District Allowed Uses (Section 614.2)
- Vernal Pool Buffers - Wetlands Scientist selection
- Other potential Town Meeting items for Board consideration

Public Hearing Case #2015-29 Preliminary Major Site Plan Application Lots 13-B-77 & 13-B-80

A Preliminary Major Site Plan Application has been submitted by Karl Dubay, of The Dubay Group, on behalf of the property owner, Fusion Properties, LLC. The proposal is to construct a 4,500 sqft. commercial building for office and commercial services at 42 Rockingham Road/Harris Road (Lots 13-B-77 & 13-B-80), which is located in the Commercial District A, WWPD, Route 28 Overlay District, and Aquifer Protection District.

Meeting Minutes – Review and Approve

- September 9, 2015
- September 16, 2015
- September 30, 2015
- October 7, 2015
- October 14, 2015
- October 21, 2015
- November 4, 2015
- November 11, 2015
- November 18, 2015

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.

Master Plan CIP Request – December 7th Board of Selectmen Presentation

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

Adjournment

UPCOMING MEETINGS:

December 5th (Site Walks)

December 9th

December 16th

December 30th