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COMMUNITY DEVELOPMENT

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Windham Planning Board Notice of Public Hearing

December 2, 2015

7:00 pm at the Community Development Department

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday December 2, 2015 at 7:00 pm at the Community Development Department. The following application has been submitted for review. If the application is deemed to be complete, the public hearing will immediately follow.

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.

Public Hearings will be held on the following amendments to the Zoning Ordinance and Land Use Regulations for the 2016 Town Meeting:

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 and 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.

Copies of all Planning Board application material and Town Meeting proposed amendments 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.