



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Windham Planning Board Notice of Public Hearing

March 16, 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, March 16, 2016 at 7:00 pm at the Community Development Department.

Site Plan Regulations & Design Regulations

A public hearing is to be held in accordance with NH RSA 675:6 (Method of Adoption), to adopt amendments to the existing Site Plan Regulations and Design Regulations, as allowed under NH RSA 674:43 (Power to Review Site Plans) and NH RSA 674:44 (Site Plan Review Regulations). Amendments to the Site Plan Regulations are for the following Sections: Design Review Guidelines Section 708.2.2 and Certified Sites Program Section 1152.1 to add "Market Square Overlay District". Amendments to the Design Regulations are to add Market Square Overlay District to the Regulations and add appropriate regulations for this District to existing Sections 100, 200, 300, 500, 501, 505.2.3, 700, and 701; adds Section 712 for Market Square Overlay District Signage.

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

Case#2016-4/Treadwell MINOR Subdivision/9 Fordway Extension (1-A-600)

A Final Application for a Minor Subdivision was submitted for 9 Fordway Extension (1-A-600) located in the Rural District zone. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Treadwell 2008 Revocable Trust, is proposing to subdivide the parcel into two lots resulting in one lot, sized 1.91 acres (83,415 sq. ft.) containing an existing single-family residence; and a vacant lot, sized 1.71 acres (74,588 sq. ft.) for future single-family residential development. An individual well and septic are proposed for the newly created lot. No other improvements are proposed.

Case#2016-5/Armstrong MINOR Subdivision/Watershed/37 Armstrong Rd (17-J-02)

A Final Application for a Minor Subdivision was submitted for 37 Armstrong Road (17-J-2) located in the Residence District A, Wetland and Watershed Overlay Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. A portion lies within the 100-year flood hazard zone. The Applicant, Joseph Maynard, on behalf of the property owners, Richard G. Armstrong Revocable Trust of 2002, is proposing to subdivide the property into two lots resulting in one lot with an existing single-family residence, sized 2.83 acres (123,097 sq. ft.) and another vacant lot sized 1.41 acres (61,591 sq. ft.). An individual well and septic tank is proposed to serve the newly created lot.

Case#2016-6/Tokanel Meadow Rd MINOR Subdivision/7, 10 Meadow Rd (24-F-5207, 5209)

A Final Application for a Minor Subdivision was submitted for 7 and 10 Meadow Road (14-F-5207, 5209) located in the Rural District Zone. The Applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owners, Linda Tokanel and David & Heidi Tokanel is proposing to subdivide the property into three lots, resulting in one lot sized 1.70 acres (74,133 sq. ft.) containing an existing dwelling, another lot sized 1.73 acres (75,337 sq. ft.) containing an existing dwelling, and a third vacant lot sized 1.7 acres (74,133 sq. ft.) proposed for single-family residential development. An individual well and private septic tank is proposed to service the newly created lot.

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.