



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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www.WindhamNH.gov

Planning Board Agenda Wednesday April 20, 2016 7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Interviews and Appointments

- SNHPC Representatives
- Alternate Planning Board Member

Major Watershed Applications

Case #2016-12 A Major Cobbetts Pond and Canobie Lake Watershed Application.

This application has been submitted for 160 Range Road (lot 21-K-18B). The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Bull Pines RTc/o Brian Harvey, is proposing to construct a new dwelling, the resulting impervious coverage will be 7%.

Case #2016-13 A Major Cobbetts Pond and Canobie Lake Watershed Application.

This application has been submitted for 25A Cobbetts Pond Road (lot 21-Z-268). The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Carr Hill RT, is proposing to raze four (4) structures and construct one (1) new dwelling with attached garage. The existing impervious is 29.2 % and the proposed will be 30%.

Public Hearings – Continued from April 6, 2016

Case #2016-10 Preliminary Major Site Plan/WWPD Special Permit Application for 13 & 15 Indian Rock Road (11-A-250 & 11-A-530)

A Preliminary Major Site Plan Application & WWPD Special Permit Application has been submitted by Karl Dubay, of the Dubay Group, on behalf of Village Center Properties, for 13 & 15 Indian Rock Road (Lots 11-A-520/530) in the Village Center & WWPD Districts. The application is for 2 buildings – Building A will contain 1,290sqft retail & 2,280sqft bank with a drive thru – & Building B will be 2-stories & contain 6,300sqft retail & 6,300 sqft office. Associated parking, lightning, landscaping, drainage & site improvements are proposed. This property is subject to the provisions of Section 719 of the Zoning Ordinance - Historic Building/Structure Demolition/Substantial Modification Delay Ordinance.

Public Hearings

Case # 2016-11/ Minor Site Plan Application/49 Range Road/Lot 18-L-400

A Minor Site Plan Application has been submitted for 49 Range Road (18-L-400), located in the Professional, Business & Technology District, Residence A District, Cobbetts Pond & Canobie Lake Watershed Protection District & Wetland & Watershed Protection District (WWPD). The Applicant, Edward N. Herbert Associates, Inc., on behalf of Mashop Development, LLC, is requesting to amend its March 6, 2013 Planning Board approved site plan, which was signed on May 15, 2013. The proposed

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.

application is for approximately 1.5 acres of disturbance/re-grading/filling of the site, which is outside of the WWPD. The applicant is asking for a waiver from Section 303.3.4 to allow the grading to exceed 1,500 sq. ft. 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.

Compliance Hearing/Legal Documents/Case#2014-33/Highclere Subdivision

A compliance hearing is being held for Case/2014-33/Highclere Subdivision Lots 11-A-1400 & 1418 (Pilgrim Road), located in the Rural District, Wetland and Watershed Protection District Zone, and Aquifer Protection District. The applicant, Karl Dubay of the Dubay Group, Inc., on behalf of the property owner, AWAC Realty Trust is proposing requesting review and approval of the following: Declaration of Open Space Covenants, the Trail easement Document, Homeowner's Document, and Conservation Easement Document as is required by the 9/16/15 Planning Board Conditional Approval.

Financial Guarantee – Walkers Woods

Meeting Minutes – Review and Approve

- March 16th
- March 23rd
- March 30th
- April 6th

May 4th (tentative) Board of Selectmen & Economic Development Committee – topics for discussion

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

Adjournment

Next Meetings:

May 4th

May 11th

May 18th