



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

3 North Lowell Road, Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

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

**Windham Planning Board Notice of Public Hearing  
April 6, 2016  
7:00 pm at the Community Development Department**

Notice is hereby given that the Windham Planning Board will hold public hearings on Wednesday, April 6, 2016 at 7:00 pm at the Community Development Department. The following applications have been submitted for review. If the applications are deemed to be complete, the public hearings will immediately follow.

**Case 2016-7 Preliminary Major Site Plan for 33 Indian Rock Road (Lot 11-C-1000)**

A Preliminary Major Site Plan Application has been submitted for 33 Indian Rock Road (Lot 11-C-1000) in Business Commercial District A. The applicant, Karl Dubay, of The Dubay Group, on behalf of the property owner, Candela Investments, LLC., is proposing to redesign the existing driveway, parking, interior traffic flow and site lighting.

**Case 2016-8 Minor Site Plan/Change of Use Application for 49 Range Road (18-L-400)**

A Minor Site Plan/Change of Use Application has been submitted for 49 Range Road (Lot 18-L-400) in the Professional, Business and Technology District and Cobbetts Pond and Canobie Lake Watershed Protection District. The applicant, Peter Zohdi of Edward N. Herbert's Office, on behalf of Mashop Development, is proposing to change the approved use from a 4,300 sqft professional office to a 125 seat restaurant & lounge. Proposed site changes include minor parking lot reconfiguration, adding outdoor seating, adding an outside walk-in cooler, relocating the dumpster and adding an additional septic system. 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 2019-9 Home-Based Daycare/Customary Home Occupation for 27 Fletcher Road (25-R-840)**

A Home-Based Daycare/Customary Home Occupation application has been submitted for 27 Fletcher Road (Lot 25-R-840) in the Rural District. The applicant, Nicole Ignacio, on behalf of the property owner Timmothy Ignacio, is proposing a Family-Group Daycare Home to operate M-F- 7am-6pm to care for 6 children with one employee. Approximately 22% of the living space will be used and no on-street parking or signage is being proposed.

**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 and WWPD Special Permit Application has been submitted for 13 & 15 Indian Rock Road (Lots 11-A-520/530) in the Village Center and WWPD Districts. The application is for 2 buildings – Building A will contain 1,290sqft retail and 2,280sqft bank with a drive thru – and Building B will be 2-stories and contain 6,300sqft retail and 6,300 sqft office. Associated parking, lightning, landscaping, drainage and 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.

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.