



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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

www.WindhamNewHampshire.com

Planning Board Agenda Wednesday, May 6, 2015 7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Approved Site Plan Extension Request – Northstar Financial

Public Hearings

Case #2015-9 Minor Site Plan/Change of Use Application Lot 12-A-500

A Minor Site Plan/Change of Use Application has been submitted for Ward Health Center at 21 Searles Road (Lot 12-A-500) located in the Rural, Cobbetts Pond & Canobie Lake Watershed and WWPD Zoning Districts. The applicant, Mark Gross of MHF Design, on behalf of NH Catholic Charities, is proposing to convert existing office space to 4 new living/bedroom units. No exterior site changes are proposed. 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 and the application will be heard as a Preliminary Major Site Plan Application.

Case #2015-10 Minor Site Plan/Change of Use Application Lot 12-A-532

A Minor Site Plan/Change of Use Application has been submitted for 125 Indian Rock Road (Lot 12-A-532) located in the Gateway Commercial, WWPD & Cobbetts Pond & Canobie Lake Watershed Zoning Districts. The applicant, Karl Dubay, of The Dubay Group, on behalf of Jeff Thompson of MacThompson Realty, Inc., is proposing to convert 940sqft of existing storage space to office space. No exterior site changes are proposed. 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 and the application will be heard as a Preliminary Major Site Plan Application.

Case #2015-4 Final Major Site Plan/WWPD Special Permit/Cobbetts Pond & Canobie Lake Watershed Application Lots 13-A-150 & 13-A-155 and NHDOT ROW

A Final Major Site Plan Application, WWPD Special Permit, and Cobbetts Pond & Canobie Lake Watershed Application had been submitted for 38 Range Road and 7 Lamson Road (Lots 13-A-150 & 13-A-155) and NHDOT ROW, located in Limited Industrial, WWPD, and Cobbetts Pond and Canobie Lake Watershed Districts. The applicant, Karl Dubay, of The Dubay Group, on behalf of Carrier Windham Realty, LLC and the State of NH, is proposing to build a 10,900sqft, 2 story funeral home and crematorium. The site will have 2 points of access (Rt 111 and Lamson Road), as well as associated parking, landscaping, signage and lighting. Wetlands impacts are proposed. As part of this application, 7,785 sqft will be added to Lot 13-A-150 from the State of NH and Lots 13-A-150 & 13-A-155 will be merged together.

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 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 and consideration of written or emailed statements received after that time.

Case#2014-33/Design Review Open Space Subdivision/WWPD Special Permit (11-A-1400, 14-18)

A Design Review Application for an Open Space Subdivision, Standard Subdivision, and a Wetland and Watershed Special Permit has been submitted for 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 to subdivide the land area into one (1) standard lot sized 226,076 sq. ft. (5.19 acres), containing an existing single family residence; three (3) standard lots, sized 168,284 sq. ft. (3.86 acres) to 220,529 sq. ft. (5.06 acres), for future single family residential use; thirty-two (32) open space single family residential lots ranging in size from 22,452 sq. ft. (.52 acres) to 69,323 sq. ft. (1.59 acres); and eight (8) open space lots totaling 3,064,018 sq. ft. (70.34 acres). Two of the standard lots are proposed to be built off of Chestnut Street and a new road with a 2,400' cul de sac length is proposed off of Hawthorne Road to access the open space lots.

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

Adjournment

UPCOMING MEETINGS:

May 9th Site Walks

May 13th

May 20th

June 3rd