



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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

### Planning Board Agenda

Wednesday, June 15, 2016

7:00pm @ Community Development Department

#### Call to Order/Attendance/Pledge of Allegiance

#### Public Hearings

Case 2016-23 Windham High School Greenhouse 64 London Bridge Road (Lot 20-D-1500)

Per Section 712 of the Zoning Ordinance, a public hearing is to be held on the proposed 16'x36' greenhouse to be constructed at Windham High School.

Case 2016-14 Minor Site Plan/WWPD Special Permit Application 55 Enterprise Drive (Lot 11-C-13)

An application for a Minor Site Plan has been submitted 55 Enterprise Drive (Lot 11-C-13) in the Commercial Business A, Cobbetts Pond & Canobie Lake Watershed, and WWPD Districts. The applicant, Peter Zohdi, Edward N. Herbert Associates, Inc., on behalf of Indian Rock Realty, LLC. is proposing to reconfigure the driveway/parking areas/sidewalk, have them be porous pavement and revise the drainage; add a small retaining wall; improve 2,300 sqft of existing attic space for storage; remove the 2 existing building entryways and replace it with a 44 sqft vestibule; add concrete pads for HVAC units, dumpsters and scissor jack; revise type and location of outdoor lighting; relocate the dumpster, sign, leachfield and cistern. Waivers from Sections 703.1.2, 703.1.4 and 703.2.4 of Site Plan Regulations have been requested. 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 2016-15 Minor Subdivision Application 84 & 88 Range Road (Lot 17-G-26)

An application for a Minor Subdivision has been submitted for 84 & 88 Range Road (Lot 17-G-26) in the Gateway Commercial and Cobbetts Pond & Canobie Lake Watershed Protection Districts. The Applicant, Karl Dubay, Glazunov Concerto, LLC, on behalf of the property owner, The Alexander L. Ray 1999 Revocable Trust, is proposing to subdivide the existing parcel into 2 lots with the parent lot to be 77,164 sqft (1.771 acres) and the new lot (84 Range Road) to be 8,712sqft (0.200 acres). Waivers from Sections 601.2.1 and 605.5 have been requested.

Case 2016-21 Minor Site Plan/Change of Use Application 49 Range Road (Lot 18-L-400)

An application for a Minor Site Plan/Change of Use has been submitted for 49 Range Road (Lot 18-L-400) in the Professional, Business and Technology District and Cobbetts Pond & Canobie Lake Watershed District. The Applicant, Peter Zohdi, Edward N. Herbert Associates, Inc., on behalf of Mashop Develop, is proposing to change Units A-C in Building II from the approved use of medial office to a proposed dance studio. No exterior changes are proposed. Waiver from Section 703.2.4 of the Site Plan Regulations has been requested. 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 CONTINUED TO JULY 20TH**

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.

Case 2016-22 Minor Site Plan/Change of Use Application 41 Range Road (Lot 18-L-480)

An application for a Minor Site Plan/Change of Use has been submitted for 41 Range Road (Lot 18-L-480) in the Professional, Business and Business and Technology District and Cobbetts Pond & Canobie Lake Watershed District. The Applicant, Christine Rondeau, on behalf of the property owner, Camber Management, LLC, is proposing to use approximately 800sqft of existing space for art instruction and furniture manufacturing/refurbishing, as well as accessory retail sales. No exterior site changes are being 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 & the application will be heard as a Preliminary Major Site Plan Application.

**June 1, 2016 Meeting Minutes – Review and Approve**

**Financial Guarantee Release – Walkers Woods**

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

**Adjournment**

**Next Meetings:**

**June 20<sup>th</sup> (Board of Selectmen meeting)**

**July 6<sup>th</sup>**

**July 13<sup>th</sup>**