



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087
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Planning Board Agenda Wednesday, June 3, 2015 7:00pm @ Town Hall

- 1. Call to Order/Attendance/Pledge of Allegiance**
- 2. Capital Improvements Plan (CIP)**
 - Interviews and Appointments (Citizen Member, Planning Board Members)
 - Set Minimum Expenditure Limit
- 3. Public Hearings**

Case#2015 -3/Final Review/ Wood Meadow Estates Subdivision-Continued from 5/20/15

A Final Subdivision Application for a Major Open Space Subdivision, Wetland and Watershed Protection District Special Permit Application (WWPD), and Cobbetts Pond and Canobie Lake Watershed Land Development Application have been submitted for property that is accessible by Settlers Ridge and Glendenin Roads (Lots 25-R-6000, 6250, 6260, 7000, 7050, 8002, 8005, 8010, and 9000), located in the Rural District Zone, Wetland and Watershed Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. The applicant, Edward N. Herbert Assoc., Inc., on behalf of the property owner, Wood Meadow Land Development, LLC, is proposing to merge the eight (8) existing lots and then to subdivide them into thirty-nine (39) lots for single-family development and twelve (12) open space lots. The proposal includes the creation of new roads. The WWPD Special Permit is for several proposed road crossings and driveways for a total permanent impact of 92,293 sq. ft. for the Open Space Subdivision proposal. Individual well and septic systems are proposed for service of each lot. A written waiver request has been submitted from Section 605.5 of the Subdivision Regulations.

Case#2014-33/Design Review/Highclere Subdivision-Continued from 5/6/15

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 with an existing home sized 229,390 sq. ft. (5.27 acres); four (4) standard lots for single family residential use, sized 168,284 sq. ft. (3.86 acres) to 220,529 sq. ft. (5.06 acres); thirty-two (32) open space single family residential lots ranging in size from 19,979 sq. ft. (.459 acres) to 29,985 sq. ft. (.688 acres); and eight (8) open space lots totaling 3,092,376 sq. ft. (70.99 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.

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.

4. Administrative Matters

- Schedule Site Walk-Proposed Market Square District Location
- Extension Request-Case#2013-26/Granite Woods Subdivision

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

6. Adjournment

UPCOMING MEETINGS:

June 10th

June 17th

July 1st