



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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

www.WindhamNH.gov

Planning Board Agenda

Wednesday, July 20, 2016

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Major Cobbett's Pond and Canobie Lake Watershed Applications

Case 2016-25 19 Gardner Road (17-J-142)

A Major Cobbett's Pond and Canobie Lake Watershed Application has been submitted for 19 Gardner Road (17-J-142), located in the Residential District A zone and Cobbett's Pond and Canobie Lake Watershed Overlay Protection District. The applicant Joseph Maynard of Benchmark Engineering, Inc. on behalf of the property owners, Shawn & Ashley Thrasher, is proposing to raze the existing dwelling and construct a new dwelling. The existing impervious is 47.4% and the proposed will be 47.4 %.

Case 2016-26 8 York Road (17-M-38)

A Major Cobbett's Pond and Canobie Lake Watershed Application has been submitted for 8 York Road (17-M-38), located in the Residential District A zone and Cobbett's Pond & Canobie Lake Watershed Overlay Protection District. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of property owner Judy Denardo is proposing to raze the existing dwelling and construct a new dwelling. The existing impervious is 21.7% and the proposed will be 29.5%.

Public Hearings - Continued from June 15, 2016

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.

Public Hearing

Case 2016-24: Preliminary Major Site Plan/Minor Subdivision Application Lots 11-A-570 and 11-A-580 (1 North Lowell Road and 21 Indian Rock Road)

An application for a Preliminary Major Site Plan and Minor Subdivision has been submitted for 1 North Lowell Road and 21 Indian Rock Road (Lots 11-A-570 and 11-A-580) in the Village Center District. The Applicant, Joseph Maynard, of Benchmark Engineering, Inc., on behalf of Mesiti Indian Rock Road LLC & Windham Lowell Road Development, LLC, is proposing to extend Eastwood Drive to allow access to three 24-unit apartment buildings and to do a lot line adjustment to create a vacant lot at the intersection of North Lowell Road and Indian Rock Road. The development will be phased and the residential units

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.

will be served by a community water system and 3 septic systems. A conditional use permit has been requested under 612.4.3. This application is subject to Section 719 of the Zoning Ordinance.

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

Adjournment

Next Meetings:

August 3rd

August 10th

August 17th