



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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### Planning Board Agenda

Wednesday, July 6, 2016

7:00pm @ Community Development Department

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

**Design Review Regulation Subcommittee – Interviews & Appointments**

#### Public Hearings

Case 2016-18: Preliminary Major Site Plan/Design Review Subdivision Application & WWPDP Special Permit Application (Lots 25-G-30 & 25-G-40) Marblehead Road & 36 Marblehead Road

An application for a Preliminary Major Site Plan and Design Review of a Subdivision has been submitted for Lots 25-G-39 & 25-G-40 in the Residence A and Wetland and Watershed Protection Districts. The Applicant, Benchmark Engineering, Inc. on behalf of owners Windham Marblehead Properties, LLC and South Fork Properties, LLC is proposing to construct an eight (8) unit residential condominium development consisting of single-family detached dwellings to be accessed via a private road. WWPDP Special Permit is required for the private way, driveway and 2 dwelling units located within the WWPDP. Waivers are being requested from the requirements of the roadway standards.

Case 2016-19: Design Review – Open Space Subdivision & Cobbetts Pond and Canobie Lake Watershed Application (Lots 21-C-70 & 21-C-80) 208 & 212 Range Road

An application for Design Review of a five lot Open Space Subdivision and a Cobbetts Pond and Canobie Lake Watershed Application has been submitted for Lots 21-C-70 and 21-C-80 in the Residence A and Cobbetts Pond and Canobie Lake Watershed Protection Districts. The Applicant, Benchmark Engineering, Inc. on behalf of owners Bernice A. Kowalski (Lot 21-C-70) and EB Rich, LLC (Lot 21-C-80) is proposing a five lot residential open space subdivision with one lot having frontage and access at Range Road with the four remaining lots (1 existing home) having frontage and access on a proposed private road. Waivers are being requested from the requirements of the roadway standards.

Case 2016-20: Preliminary Major Site Plan/Design Review Subdivision Application and WWPDP Special Permit Application (Lots 13-C-123 & 13-C-200) 15 Roulston Road

An Application for a Preliminary Major Site Plan and Design Review of a Subdivision intended to create thirty-two (32) dwelling units of Housing for Older Persons has been submitted for Lots 13-C-123 & 13-C-200 in the Residence A and Wetland and Watershed Protection Districts. The Applicant, Benchmark Engineering, Inc. on behalf of owners Jarosky Revocable Trust and MLC Realty is proposing to construct thirty-two (32) single family detached dwelling units of Housing for Older Persons to be accessed via a private road. Density bonuses are requested under Section 610.7 of the Ordinance.

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

**Adjournment**

**Next Meeting: July 13, 2016**

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.