



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Windham Planning Board Notice of Public Hearing

July 6, 2016

7:00 pm at the Community Development Department

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday, July 6, 2016 at 7:00 pm at the Community Development Department. The following applications have been submitted for review. If each application is deemed complete, a public hearing will immediately follow.

Case 2016-18: Preliminary Major Site Plan/Design Review Subdivision Application & WWPD 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. WWPD Special Permit is required for the private way, driveway and 2 dwelling units located within the WWPD. 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 WWPD 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.

Copies of all Planning Board material are available for review at the Windham Community Development Department during regular business hours. All members of the public are welcome to attend the public hearing. 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 date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.