



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Planning Board Agenda Wednesday, September 16, 2015 7:00pm @ Community Development Department

1. Call to Order/Attendance/Pledge of Allegiance
2. Public Hearings:

Continued from 9/2/15

Case#2014-33/Highclere Open Space & Standard Subdivision/WWPD Special Permit

A Final 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); two (2) standard lots for single family residential use, sized 168,284 sq. ft. (3.86 acres) and 198,198 sq. ft. (4.55 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. A written waiver request has been submitted from Section 605.5 of the *Subdivision Regulations*.

Case#2015-22/London Bridge South Major Subdivision/Design Review/Final Application

A Design Review/Final Application have been submitted for a Major Subdivision for Lots 14-B-2600 and 14-B-3450 (London Bridge Road), located in the Rural District, WWPD, and Flood Plain District. The applicant, Peter Zohdi of Edward N. Herbert Assoc., Inc., on behalf of the property owner, London Bridge South, Inc., is proposing to subdivide the property into four lots, sized 1.64, 1.81, 2.52, and 43.12 acres, for single family residential development. No new roads are proposed. Waivers are being requested from Sections 601.3.5, 601.3.9, and Section 403.1 of the *Subdivision Regulations*.

If a waiver is not granted from Section 403.1, the public hearing will be for the Design Review Application and all comments from the Planning Board shall be non-binding.

Case#2015-21/Estey Minor Subdivision/WWPD/139 Londonderry Rd (1-C-1500)

A Minor Subdivision proposal has been submitted for 139 Londonderry Road (1-C-1500) located in the Rural District and Wetland and Watershed Protection District (WWPD). The applicant, Timothy Winings of TJW Survey, on behalf of the property owner, Charles W. Etsey, is proposing

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.

to subdivide the existing lot into two lots; one for the existing residence and two accessory buildings, sized 3.85 acres (167,902 sq. ft.); and another vacant lot sized 3.96 acres (172,261 sq. ft.) for future residential development. A WWPD Special Permit is also being requested for a driveway to access the future residence to be built on proposed lot 1-C-1501. The proposed temporary disturbance to the WWPD for the driveway is 4,000 sq. ft. with a proposed permanent disturbance of 5,800 sq. ft. A written waiver request has been submitted for from the requirements of Section 605.5 of the *Subdivision Regulations*.

3. Minutes-Review and Approve:

- July 1st
- August 5th
- August 12th
- August 19th
- September 2nd

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

5. Adjournment

UPCOMING MEETINGS:

September 30th

October 7th

October 14th

