



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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**Windham Planning Board Notice of Public Hearing
September 7, 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, September 7, 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 2016-27 Design Review, 90 London Bridge Road (Lots 20-D-1200 & 20-D-300)

A Design Review Application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of London Bridge North, Inc. The applicant is proposing a 20 lot subdivision with three open space lots for a total of 23 lots. This property is in the Wetland & Watershed Protection District (WWPD), Aquifer, Floodplain and Rural zoning districts. Waivers are requested from Section 601.2.5, 601.3.9 and 602.2.4 of the Subdivision Regulations. The Applicant has submitted the WWPD and Final Subdivision application as well, so once the Design Review has ended the Final public hearing will be scheduled.

Case 2015-35 (Lot 18-L-300 & 201) Gateway Park, 55 & 67 Range Road, Final Major Site Plan/Final Housing for Older Persons/Major Watershed Application

This application has been submitted by The Dubai Group, Inc. on behalf of Angle Wood Pond Realty Trust, Inc. & Duck Pond Realty Trust. This property is in the Professional, Business & Technology (PBT), Residence A and Cobbett's Pond & Canobie Lake Watershed Protection Districts. The Applicant is proposing to develop this 32 acre site into a mixed use development of offices, restaurants, medical facilities, spas and fitness centers, retail, commercial service, Housing for Older Persons and an integrated park.

Case#2015-26(Lot 17-I-300) Chadwick Place, 98 Range Road, Final Major Site Plan, Watershed, WWPD

A Major Final Site Plan for 55+ Housing; and Major Watershed/Wetland and Watershed Protection District (WWPD) Special Permit Applications have been submitted Edward N. Herbert Assoc., on behalf of Chadwick Asset Management Land Holdings, LLC for 98 Range Road, a 9.47 acre lot located in the Rural District Zone, Cobbetts Pond and Canobie Lake Overlay Watershed Protection District, and WWPD. The applicant is proposing to construct fifteen (15) single-family, detached housing units for residents ages 55+. A 24' porous private driveway/road is proposed off of Range Road to access the development. The homes are proposed to be served by two (2) onsite wells and onsite leach fields. A 5' walking trail is proposed along the perimeter of the property. A WWPD Special Permit is being requested for the installation of road shoulder work and a portion of the 5' walkway for a permanent disturbance of 11,500 sq. ft. to the WWPD. A total of 7.66 acres or 80% land area is proposed for open space. Waivers have been requested from Sections 603.2.4.22 to have landscaping designed on an individual unit basis rather than by a professional landscape architect and 603.2.4.15 of the *Site Plan Regulations* to not have exterior elevations plans at a scale of 1"=20'

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.