



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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Planning Board Agenda

Wednesday, February 3, 2016

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Continued Public Hearings

Case#2015-34/Preliminary Major Site Plan/Design Review Major Subdivision/Simpson's Crossing (continued from 1/6/16)

A Preliminary Minor Site Plan Application and Design Review Application for a Major Subdivision has been submitted 36 Marblehead Road (25-G-30, 40), located in the Residence District A zone and Wetland and Watershed Protection District (WWPD) Zone. The applicant, Joseph Maynard, of Benchmark Engineering, Inc., on behalf of the property owners, South Fork Properties, LLC and Windham Marblehead Properties, LLC, is proposing a 55+ housing community consisting of 37 single-family units including related parking, drainage, and snow storage areas. New roads are proposed to access the development. A WWPD Special Permit will be required at the time a final application is submitted due to proposed disturbance for the installation of roads, parking, and drainage features.

Case # 2015-35 A Preliminary Major Site Plan/Housing for Older Persons Design Review & Cobbetts Pond and Canobie Lake Watershed Application (Lots 18-L-300 and 18-L-201) (continued from 1/20/16)

A Preliminary Major Site Plan/Housing for Older Persons Design Review & Cobbetts Pond and Canobie Lake Watershed Application has been submitted for Lots 18-L-300 and 18-L-201 in the Professional, Business and Technology (PBT), Residence A and Cobbetts Pond and Canobie Lake Watershed Overlay Districts. The Applicant, Karl Dubay of the Dubay Group, on behalf of the owner, Angle Wood Pond Realty Trust, is proposing a mixed use development consisting of restaurants, medical uses, offices, research and development space, child care, personal service establishments, commercial services and 29 units of 55+ senior housing (townhouse style). Shared parking, greenspace, private roads/driveways, and outdoor passive recreation uses are also proposed.

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

Site Walk - Minor Site Plan/Change of Use

Cases 2015-32- 26 Haverhill Road (Lot 11-A-315) & Case 2015-33 - 22 Haverhill Road (Lot 11-A-317).

Meet at parking lot of 22 Haverhill Road.

UPCOMING MEETINGS:

February 10th

February 17th

March 2nd

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.