



Planning Board Meeting Agenda

January 4, 2023 @ 7:00 PM

Community Development Meeting Room
3 North Lowell Road, Windham, New Hampshire 03087

To access via Zoom: <https://us02web.zoom.us/j/84209424955?pwd=MTR6TWWhLSmEwTnVxQkRnRFd3L0tKZz09>
Meeting number/access code: 842 0942 4955 Password: 688721 To join by phone: +1-646-876-9923

1. Call to Order

2. New Cases (click on underlined case # to view case file documents)

The following Planning Board Applications have been submitted for review. If an application is deemed complete, a public hearing will immediately follow.

a) Case 2022-37 –72 Range Road (Parcels 17-H-30); Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPDP, and WPOD

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Crystal Ball Enterprise, LLC, is submitting a Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision to construct a new 8,364 SF multi-tenant commercial building (proposing the following uses: deli, professional office, personal service establishment, and retail sales) with associated parking, access, and site improvements.

The Applicant has submitted a request to extend the deadline to consider the application complete and continue the case to January 18, 2023, per RSA 676:4(I)(f), which the Board shall consider.

3. Public Hearing for Proposed Zoning Amendment #4

(click on the link to view the draft language of the proposed amendments)

a) Planning Board Amendment #4: Workforce Housing Overlay District

This amendment would modify various sections of the Workforce Housing Overlay District, including but not limited to the following sections: 619.3.3 to modify dimensional requirements for projects that receive a Conditional Use Permit (CUP); 619.5.3.2.3 to require applicants to provide financial documentation justifying their request for a CUP; 619.5.3.2.3 to limit items that an Applicant can consider as costs when considering economic feasibility; 619.7.3.3 to require applicants to provide financial documentation justifying their request for a waiver; and 619.7.3.3 to limit items that an Applicant can consider as costs when considering economic feasibility.

4. Review and Approval of the minutes for:

a) [November 2, 2022; November 16, 2022; December 7, 2022; December 21, 2022](#)

5. Old/New Business

a) [Draft RFP for Owners Project Manager](#)

6. Adjournment

NOTE: please check the agenda on the Town website for any changes.