



## **Planning Board Meeting Agenda**

**Wednesday, January 19, 2022 @ 7:00 PM**

Community Development Meeting Room

3 North Lowell Road, Windham, New Hampshire 03087

- 1) **Call to Order**
- 2) **Review and Approval of outstanding minutes**
- 3) **Previously Opened Cases**

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

- a) **Case 2021-49** – 154 Rockingham Road (Parcel 8-B- 6200); Major Final Site Plan Application, WWPD Special Permit, and Design Review Regulations Application; Zone – Neighborhood Business, WWPD, and Rt. 28 Access Management Overlay District.

The applicant, Richard Gregory of Edward N. Herbert Assoc., Inc., representing property owner Comrock, LLC, Gerry Beique, Mgr., requests a Major Final Site Plan, Wetland and Watershed Protection District (WWPD) Special Permit, and Design Review Regulations Application for a proposed 3,600 sq.ft. commercial building, associated parking, and access.

*Previous hearing dates: 11/17/21 (immediately continued); 12/15/21 (immediately continued).*

***The Applicant has submitted a written request to continue the case to February 16, 2022.***

- b) **Case 2021-61** – 1 Sharma Way (Parcel 18-L-300); Major Final Site Plan, Major WPOD, and Design Review Regulations Application; Zone – Professional, Business, and Technology District (PBT) and Watershed Protection Overlay District (WPOD)

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc. c/o Peter Weshonko, is submitting a Major Final Site Plan, Major Watershed Protection Overlay District (WPOD) Application, and Design Review Regulations Application for a 10,200 square foot medical office building and associated site improvements on Pad B of the Gateway Park Master Plan.

*Previous hearing dates: 01/05/22 (discussion)*

- c) **Case 2021-38** – 1 & 3 Sharma Way (Parcel 18-L-300); Conceptual Site Plan; Zone – Professional Business and Technology District, Residence A District, and Watershed Protection Overlay District (WPOD)

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc. c/o Peter Weshonko, is seeking a conceptual consultation with the Planning Board to seek feedback on an alternative plan for the Gateway Park Master Plan.

*Previous hearing dates: 10/6/21 (immediately continued), 11/3/21 (discussion), and 12/1/21 (discussion).*

- d) **[Case 2021-46](#) – 86 Rockingham Road (Parcel 8-B-500); Major Final Site Plan and WWPD Special Permit; Zone – Residence District B, WWPD, and Rt. 28 Access Management Overlay District.**

The applicant, Karl Dubay of the Dubay Group Inc., LLC, representing property owner 86 Rockingham Rd, LLC-Corey Garabedian, Mgr., requests a Major Final Site Plan (603.2 of the Site Plan Regulations) and a Wetland and Watershed Protection District (WWPD) Special Permit (601 of the Windham Zoning Ordinance) for 68 residential units proposed in duplex style dwellings on a 114 acre lot.

*Previous hearing dates: 11/3/21 (discussion); 12/15/21 (immediately continued)*

- e) **[Case 2021-55](#) – 155 Range Road (Parcel 22-R-1); Minor Final Subdivision and WWPD Special Permit; Zone – Rural and WWPD**

The Applicant, Joe Maynard of Benchmark LLC, representing property owner, Mark Harvey, seeks a Final Minor Subdivision and Wetland and Watershed Protection District (WWPD) Special Permit (pursuant to Section 601 of the Zoning Ordinance) to subdivide the existing lot into two lots and to allow a shared driveway crossing through wetland buffers for access to two single family homes. The proposal received a Variance from the ZBA, see ZBA Case 51-2021.

*Previous hearing dates: 12/15/21 (discussion)*

#### 4) **Old/New Business**

#### 5) **Adjournment**

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