



Planning Board Meeting Agenda REVISED

Wednesday, February 2, 2022 @ 7:15 PM

***please note the start time of 7:15 PM**

Community Development Meeting Room

3 North Lowell Road, Windham, New Hampshire 03087

1) Call to Order

2) Review and Approval of the minutes of:

- a) [January 19, 2022 and January 26, 2022 \(if available\)](#)

3) Previously Opened Cases

The following Planning Board Applications have been deemed complete and discussed at previous meetings.

- a) **[Case 2021-46](#) – 86 Rockingham Road (Parcel 8-B-500); Major Final Site Plan and WWPDP Special Permit; Zone – Residence District B, WWPDP, 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 (opened and discussion); 12/15/21 (immediately continued); 1/19/22 (discussion)

- b) **[Case 2021-62](#) – 47 N. Lowell Road (Parcel 11-A-885); Preliminary Site Plan; Zone – Residence B District and Watershed Protection Overlay District (WWPD).**

The applicant, Peter Zohdi of Edward N. Herbert Associates, representing property owner, Nesmith Meadow, LLC, is seeking a preliminary site plan review for a 57-unit development consisting of 56 duplex-style units, 1 single-family unit, a clubhouse, and associated site improvements.

*Previous hearing dates: 1/5/22 (opened and discussion). **The Applicant is expected to request a continuance to February 16, 2022.***

4) New 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 2022-02](#) – 1 Sharma Way (aka 55 Range Road) (Parcel 18-L-300); Minor Final Subdivision and WPOD Land Development Application; Zone – Professional, Business, and Technology District, Residence A, and WPOD**

The Applicant, Karl Dubay, The Dubay Group Inc., representing Angle Pond Realty Trust, Inc seeks a Minor Final Subdivision and Watershed Protection Overlay District (WPOD) Land Development Application to subdivide parcel 18-L-300 to create one buildable lot for the proposed medical office building on the portion of Gateway Park known as Pad B.

5) Old/New Business

6) Adjournment

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