



## **Planning Board Meeting Agenda**

**February 15, 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=MTR6TWhLSmEwTnVxQkRnRFd3L0tKZz09>  
Meeting number/access code: 842 0942 4955 Password: 688721 To join by phone: +1-646-876-9923

### **1. Call to Order**

### **2. Previously Opened Cases** (click on underlined case # to view case file documents)

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

a) **Case 2019-19F – 64 Mammoth Road (Parcel 19-A-200); Application for Workforce Housing-Final; Zone - Rural District.**

Joe Maynard of Benchmark Engineering is representing 10 Harris Rd LLC to propose a project that includes 16 single-family detached units and includes the existing home in a condominium form of ownership. In this project, 23.5% of the proposed units (4 out of 17 units) are proposed to be designated as Workforce Housing.

This public hearing is in response to the State of New Hampshire Supreme Court Order (Case No. 2021-0473) which affirmed the Housing Appeals Board Order (Case No.: PBA-2021-04) that 1) VACATED the 2/3/21 PB denial of the waiver for the required percentage of workforce housing; 2) REVERSED the 2/17/21 PB denial of the two CUPs, and; 3) VACATED the 2/17/21 PB denial of the overall project.

*The Planning Board previously discussed this case on 11/4/20, 12/16/20, 2/3/21, 2/17/21, 11/16/22, 12/7/22, and 1/18/23.*

### **3. 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 2022-39 – 43 First St – Parcel 16-R-174D; Major WPOD Permit; Zone – Residential District A and WPOD Overlay**

Applicant, Benchmark LLC, and Owner, Timothy and Lynn Sullivan, seek a Major WPOD Permit to raze the existing building and construct a new single-family home, deck, drainage features, and other associated site improvements.

b) **Case 2022-40 – 10 Cross St – Parcel 17-C-105A; Major WPOD Permit; Zone – Residential District A and WPOD Overlay**

Applicant, Benchmark LLC, and Owner, Fox Family Rev. Living Trust, seek a Major WPOD Permit to construct a 24' x 24' detached garage along with drainage improvements.



c) **Case 2022-41 – 4 Horne Rd – Parcel 21-Z-266; Major WPOD Permit; Zone – Residential District A and WPOD Overlay**

Applicant, Benchmark LLC, and Owner, William P. and Marion Deluca, seek a Major WPOD Permit to raze the existing building and construct a new single-family home, drainage features, and other associated site improvements.

d) **Case 2022-42 – 20 Fish Rd – Parcel 21-V-250B; Major WPOD Permit; Zone – Residential District A and WPOD Overlay**

Applicant, Benchmark LLC, and Owner, John and Rachel Kula, seek a Major WPOD Permit to raise three existing dwellings and other outbuildings and construct a new single-family home with a detached garage, drainage features, and other associated site improvements.

e) **Case 2022-43 – 15 Gardner Rd – Parcel 17-J-137; Major WPOD Permit; Zone – Residential District A and WPOD Overlay**

Applicant, Benchmark LLC, and Owner, Medeiros Family Rev. Trust 2020, seek a Major WPOD Permit, to raze the roof on the existing structure to add a second story, construct an open porch on the water side of the dwelling, add drainage features, and other associated site improvements.

4. **Old/New Business**

5. **Review and Approval of the minutes for:**

[January 4, 2023](#); [January 18, 2023](#); [February 1, 2023](#)

6. **Adjournment**

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