



Planning Board Meeting Agenda (revised to repair hyperlinks)

Wednesday, February 16, 2022 @ 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=MTR6TWlScmEwTnVxQkRnRFd3L0tKZz09>

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

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 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 (opened and discussion); 12/15/21 (immediately continued); 1/19/22 (discussion); 2/2/22 (immediately continued)

b) **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 (opened and immediately continued); 12/15/21 (immediately continued); 1/19/22 (immediately continued)

c) **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), 2/2/22 (immediately continued)



3) **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 2022-03** - **7 Indian Rock Road (Parcels 11-A-450 & 11-A-500); Major Final Site Plan; Final Subdivision, and WWPD Special Permit; Zone – Village Center District**

The applicant, Karl Dubay of the Dubay Group, Inc., and property owner, Village Center Properties LLC, Chris McCarthy, Mgr., are seeking a Major Final Site Plan, Final Subdivision, and Wetland and Watershed Protection District (WWPD) Special Permit for a proposed development that includes 8 single-family detached dwellings, two commercial buildings of 5,400 gross square feet and 29,570 gross square feet, and associated site improvements.

4) **Old/New Business**

5) **Adjournment**

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