



Planning Board Meeting Agenda

Wednesday, March 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=MTR6TWWhLSmEwTnVxQkRnRFd3L0tKZz09>

Meeting number/access code: 842 0942 4955 Password: 688721 To join by phone: +1-646-876-9923

1) Call to Order

2) Reorganization / Election of Officers

3) Review and Approval of the minutes of:

- a) [2/2/22](#); [2/9/22](#); [2/16/22](#); [3/2/22](#); [3/9/22](#)

4) Previously Opened Cases

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

- a) **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), 2/16/22 (discussion)

5) 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 – 1 & 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.

****Previously opened and discussed on 2/16/22. Needs to be re-opened due to noticing error as it was not published in the Windham Independent. Abutter mailings were sent via USPS mail on 2/2/22 and 3/2/22.***



b) **Case 2022-06 – 42 Gaumont Street (Parcel 16-E-32); Major WPOD Application; Zone – Residential District A and WPOD**

The applicant, Benchmark LLC, and property owners, Chris and Monika Hussey, seek a Major WPOD land development application to add 135 sq. ft. to the previously approved 480 sq. ft. addition to the rear of the existing home, which received a Major WPOD land development permit in May 2021. The total impervious area will increase by 0.5% compared to the prior approval and will result in 22.9% when completed.

6) **Old/New Business**

7) **Adjournment**

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