



**Planning Board Meeting Agenda – REVISED on May 1, 2023 again on May 2, 2023**

May 3, 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 2022-37 – 72 Range Road (Parcels 17-H-30); Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPDP, and WPOD**

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Crystal Ball Enterprise, LLC, is submitting a Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision to construct a new 8,364 SF multi-tenant commercial building (proposing the following uses: deli, professional office, personal service establishment, and retail sales) with associated parking, access, and site improvements.

*The Planning Board previously discussed this case on 02/01/23 and 03/15/23.*

**On April 28, 2023, the Applicant submitted a request to continue the case to May 17, 2023 or later, for which the Board shall consider.**

3. **Old/New Business**

- a) **Release of Financial Guarantee / Road Acceptance: Sheffield Street (Walker's Woods)**
- b) **Mello correspondence on Housing Opportunity Planning (HOP) grant**
- c) **Board of Selectmen seeking PB comment on the Town's right of first refusal of state-owned excess right-of-way abutting 17-H-30. The area is shown in red in the diagram attached to the letter dated March 17, 2023 from Mr. Steven LaBonte, Administrator, NH DOT Bureau of Right of Way.**

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

2023: **February 15; March 1; March 8; March 15; April 5; April 12**

5. **Adjournment**

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