



## Planning Board Meeting Agenda

July 19, 2023 @ 7:00 PM

Community Development Meeting Room  
3 North Lowell Road, Windham, New Hampshire 03087

To access via Teams: [Click here to join the meeting](#) Meeting ID: 284 019 863 395 Password: hSnSr4

### 1. Call to Order

### 2. Financial Guarantee Reduction Request

a) [Wood Meadow Estates, Phase II \(Glendenin Road Sta. 11+00 to the end\)](#)

The Applicant, supported by Keach-Nordstrom, is requesting a financial guarantee reduction in the amount of \$39,974.00 after installing a final wearing course of pavement on Glendenin Road. The remaining balance will be \$16,215.00.

### 3. 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 [2023-12](#) – 20 First Street – Parcel 16-Q-179; Major WPOD Permit; Zone - Residential District A and WPOD Overlay**

The applicant, Benchmark LLC, and property owner, Brian Harvey, seek a Major WPOD land development application to construct a new single family home and other associated improvements. Post-development impervious coverage will be approximately 28.7%.

*This case was previously discussed on 7/5/23.*

### 4. 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 [2023-14](#) – 23 Enterprise Drive – Parcel 11-C-170; Major Final Site Plan & WPOD Site Plan / Subdivision Permit; Zone - Commercial District A and WPOD Overlay**

The applicant, Karl Dubay, The Dubay Group, Inc., and property owner, State of NH - DOT, seek a Final Major Site Plan review and WPOD Site Plan / Subdivision land development application to change the use from an office to a membership club (dance studio) and associated site improvements.

b) **Case [2023-15](#) – 27-29 W. Shore Road - Parcel 21-L-81 and 21-L-83; Major WPOD; Residential District A and WPOD Overlay District**

The applicant, Benchmark LLC, and property owners, Thomas and Lynn Murray, seek a Major WPOD land development application to construct an addition to the existing home, an in-ground pool, a green house, a shed, and other associated site improvements. Post-development impervious coverage will be approximately 29.7%.



c) **Case [2023-16](#) – 6 Horne Road – Parcel 21-Z-264; Major WPOD; Residential District A and WPOD Overlay**

The applicant, Benchmark LLC, and property owner, Steven DeLuca, seek a Major WPOD land development application to construct an addition, a deck, and associated site improvements to the existing home. Post-development impervious coverage will be approximately 22.2%.

5. **Old / New Business**

6. **[Review and Approval of the minutes for:](#)**

**2022:** December 21

**2023:** May 24; June 7; June 14; and July 5

7. **Adjournment**

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