



Planning Board Meeting Agenda

November 1, 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. Announcements / Liaison Reports

3. Request to Extend Deadline to Complete Conditions – Case # 2022-19 – 61 Roulston Road (Parcel 13-D-75); Major Final Site Plan, WWPD Special Permit; Zone – Commercial A and WWPD

Pursuant to Section 603.2.6.3 of the Windham Site Plan Regulations, the applicant is requesting an extension of time in the amount of one year to complete the precedent conditions of approval, which would be February 8, 2025.

4. Request to Extend Deadline to Complete Conditions - Case # 2022-36 – 5 Enterprise (Parcel 11-C-425); Major Site Plan, WPOD Site Plan / Subdivision Permit, and WWPD Special Permit ; Zone – Commercial District A, WPOD, and WWPD

Pursuant to Section 603.2.6.3 of the Windham Site Plan Regulations, the applicant is requesting an extension of time in the amount of one year to complete the precedent conditions of approval, which would be December 7, 2024.

5. 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 # 2023-22 – 7 Grove Street – Parcel 17-L-84; Major WPOD; Zone – Residential District A and WPOD

The applicant, Joe Maynard, Benchmark Engineering LLC, and property owners, Andrew Corman and Colleen Hartnett, seek a Major WPOD land development application to construct an attached garage and screen porch to an existing year-round single-family home with other site improvements.

This case was previously discussed on 10/18/23.

6. 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 # 2023-20 – 86 Rockingham Road – Parcel 8-B-500; WWPD Special Permit, Zone – Residential District B and WWPD

The applicant, Karl Dubay, The Dubay Group, and property owner, TPC Flatrock Owner, LLC-Tyler Palermo, seek a WWPD Special Permit and an amended Site Plan to allow a shed for a water meter underground vault near the site entrance required by the water utility.



b) **[Case # 2023-21](#) – 59 Range Road – Parcel 18-L-302; Minor Site Plan; Zone – Professional, Business and Technology District and WPOD**

The applicant, Karl Dubay, The Dubay Group, Inc., and property owner, Nikasa LLC c/o Sahal Laher, seek Minor Site Plan approval and WPOD Site Plan / Subdivision land development application to construct an addition to the rear of the building to support the existing restaurant. Also, to construct a stair and porous walkway servicing the roof patio.

7. **Old / New Business**

- a) Road Acceptance – Johnny Hill Estates (portions of Bennington Road and Burnham Road).
- b) 2024 Zoning Amendments

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

- a) September 20, 2023; October 11, 2023; and October 18, 2023

9. **Adjournment**