



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Draft Minutes

March 16, 2022

7:00 pm at Community Development Meeting Room
3 North Lowell Road

Attendance:

- Chair Tom Earley, Present
- Vice Chair Jennean Mason, Present
- Derek Monson, Present
- Jacob Cross, Present
- Matt Rounds, Present
- Alan Carpenter, Present
- Dave Curto, (alternate), Present
- Heath Partington, Board of Selectmen ex Officio, Present
- Bruce Breton, Board of Selectmen ex Officio (alternate), Excused
- Alexander Mello- Planner, Director, Community Development
- Renee Mallett- Minute Taker

The meeting opened at 7:00pm with the pledge of allegiance and the introduction of members.

Ms. Mason and Mr. Cross both motioned to nominate chairs. Mr. Rounds asked, as point of order, which motion would be heard first. Mr. Rounds then seconded Mr. Cross's motion to elect Mr. Earley as Chair. Ms. Mason read prepared remarks into the record, centering around the need for experience at the helm of the board and to run an efficient town meeting in a legal appropriate way. Mr. Rounds said he did not support some of the same causes as Mr. Carpenter which is why he was seconding he motion for Mr. Earley as Chair. He said he would support Mr. Carpenter as Vice Chair. Ms. Mason said she would not amend her motion. Mr. Partington and Chair Monson both said they were not strongly opposed to Mr. Earley though they recognized the experience of Mr. Carpenter. Ms. Mason said a year with Mr. Carpenter as Chair would be an asset to the board as they were relearning the in-person meeting process. Mr. Carpenter said he would concede the Chairmanship to Mr. Earley. 7-0, the motion passed.

Mr. Rounds made a motion to nominate Ms. Mason as Vice Chair. Mr. Carpenter seconded the motion. Mr. Cross asked Mr. Carpenter if he would serve as Vice Chair. Mr. Carpenter declined. 7-0, the motion passed.

43 Chair Earley thanked Mr. Monson for his service as Chair of the board. Some changes were then
44 made to the order of the hearing of the cases, due to scheduling concerns of the applicants
45

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

48 Mr. Maynard representing this application to add 135 square feet to a previously approved 480
49 square foot addition. Vice Chair Mason confirmed with Mr. Mello that the application was complete and
50 appropriate. Mr. Mello said the application had gone before Mr. Keach and Conservation with no additional
51 comments.
52

53 **Mr. Cross made a motion to approve Case 2022-06 as presented, contingent on all items from the**
54 **May 14, 2021 Keach-Nordstrom memo being met to staff’s satisfaction. 7-0, the motion passed.**
55

56 **Case 2021-62 – 47 N. Lowell Road (Parcel 11-A-885); Preliminary Site Plan;**
57 **Zone – Residence B District and Watershed Protection Overlay District (WWPD)**

58 Mr. Shayne Gendron representing this application for a fifty-seven unit development, with a club
59 house, and other improvements. Mr. Gendron reviewed some changes that have been made to the project
60 since last seen by the board. Some amenities have been added as well as a reconfiguration to the road.

61 Mr. Rounds asked if Conservation’s previous comments about eliminating two units still applied.
62 Mr. Gendron said the edited plan took all units and driveways out of the WWPD. Mr. Cross was favorable to
63 the change to the loop design as opposed to the previous grid like layout.

64 Mr. Curto said Conservation had not seen this revised plan, but he personally liked the new design.
65 He asked if the development would use separate septic units. Mr. Gendron said that it would be a mix of
66 shared and individual. Mr. Curto said he thought the new plan was better designed for emergency services.
67 Mr. Carpenter said he would like to see the surrounding parcels and the location of their wells.

68 Mr. Zohdi said the parcel was abutted by a nursing home and a condominium development. He said
69 Pennichuck wanted to put a large water system with a pump house on an adjoining lot. Mr. Carpenter said
70 he would still like to see the location and that he thought the other abutters would like to know.

71 Mr. Gendron confirmed this would be a private road, with condominium style units. Mr. Zohdi said
72 the applicant had no preference about the possibility of connection to Cardinal Road. He said if the board
73 didn’t want the connection, it could be replaced by a closed cul de sac. Mr. Zohdi said fire and police had
74 expressed an interest in the connection and that gating it could be a compromise.

75 Mr. Rounds said he was very open to abutter opinion but that the board had been working on
76 minimizing cul de sacs and improving connectivity. Mr. Monson asked if the Selectmen had been
77 approached about the connectivity to Cardinal Road. Mr. Monson said this would be an ideal location for
78 workforce housing and asked if some of the smaller units could be slated as affordable housing. Mr. Zohdi
79 said he did not think the applicant was interested in that, considering the cost of construction right now.
80 Mr. Gendron said they were not pursuing waivers at this point but that could change as the details were
81 engineered.

82 Mr. Cross said that elections had consequences and that the board would be having a much
83 different discussion if the residents had voted differently. Vice Chair Mason asked about the grade of the
84 road. Mr. Zohdi said the first 200 feet was at 4%. Mr. Curto asked if the applicant would consider a rain
85 garden for the water retention area and Mr. Zohdi said it would be added.
86

87 **Chair Earley opened the session to public comment.**
88

89 Stephen Christianson said little changes in traffic had big consequences for this neighborhood. He
90 said its walkability had been impacted already and he had concerns about the potential of Cardinal being
91 connected to this proposed development. He said efforts had been made to slow traffic in this area of town
92 before. He also hoped the walking trails would be open to the public.

93
94 Tom Maninno thanked the board for their service to the town. He shared concerns about the
95 intersection with Oriole and Cardinal. He asked to have it looked at as a safety issue. He said snow storage
96 limited visibility for drivers.

97
98 **Chair Earley closed the session to public comment.**

99
100 Mr Carpenter said the connectivity of Oriole and Cardinal should be reconsidered. He said after
101 hearing abutter comments he thought limiting it was needed, particularly as this was a private road that
102 would become a through road handling a large amount of secondary traffic. He thought it was unfair to
103 expect the neighborhood to pay for the wear and tear on what would essentially be a town road. He and
104 Mr. Partington thought the road should be gated. Mr. Rounds asked if fire and safety had an issue with the
105 4% grade. Mr. Mello said TRC had not yet seen the latest iteration of this plan.

106
107 **Mr. Carpenter made a motion to close the preliminary discussion on Case 2021-62. Mr. Cross**
108 **seconded the motion. 7-0, the motion passed.**

109
110 **Case 2022-03 – 1 & 7 Indian Rock Road (Parcels 11-A-450 & 11-A-500); Major**
111 **Final Site Plan; Final Subdivision, and WWPDP Special Permit; Zone – Village Center**
112 **District**

113 Mr. Karl Dubay representing this application to build a restaurant, a commercial building, and an
114 residential neighborhood. Mr. Carpenter asked if there was a full and complete set of plans for this
115 application. Mr. Mello said the final plan set was submitted to the board in January but that the case had
116 been incorrectly noticed and was being reheard. Mr. Mello said the plan was complete and had all the
117 necessary information, with some minor changes due to abutter input.

118 Mr. Dubay said they were not expecting final approval at this meeting. He said the applicant was
119 looking for feedback on the current edits and wanted to update the board. He said no density was being
120 added to the plan and that additional buffers had been added.

121
122 **Vice Chair Mason made a motion to re-open Case 2022-03, incorporating all of the public**
123 **comments, notes, and minutes of January 16th, into the case file due to the noticing error from that**
124 **meeting. Mr. Rounds seconded the motion. 6-1, the motion passed with Mr. Partington opposed as he**
125 **did not think re-opening the case was appropriate procedure.**

126
127 Mr. McCarthy thanked abutters for their input and for working with him. He said four homes had
128 been reconfigured, with fencing and landscaping added to increase privacy to the abutters and to protect
129 their wells. He said they were looking for Planning Board feedback before re-submitting to Mr. Keach. At
130 Mr. Monson's questioning Mr. McCarthy clarified that the entire development would be serviced by two
131 wells. He said the residential units would have sprinklers for fire suppression and a cistern had been added.

132 Mr. Cross was in favor of the changes. He confirmed that the board would be receiving the full and
133 complete edited plan at the next meeting. Mr. McCarthy said they would and that it would include Keach
134 comments at that time. Vice Chair Mason said she would like the plan to go before the TRC again.

135 Mr. Carpenter was concerned that the earthen berm shielding an abutter would not be enough to
136 block visibility in the winter months. He said he would like confirmation from the abutter that they were
137 satisfied with the efforts that had been made.

138 Mr. Curto said he appreciated the rain garden and the additional landscaping. Mr. McCarthy said
139 they were looking at deeding the residential units as 55 plus, though they were not asking for any density
140 bonuses.

141
142 **Chair Earley opened the session to public comment.**

143
144 Wendy Williams asked if flat rooves were allowed in the Village Center District. Ms. Mallett
145 explained the reasoning of the DRC, who were in favor of the restaurant featuring the flat roof.

146
147 Matt Soucey thanked Mr. Carpenter for his concern about the visibility on his lot. He said he liked
148 the flat roof. Traffic would always be his concern and he hoped the light change would happen sooner
149 rather than later.

150
151 David Sheldon said he would have been most impacted by the septic field and he thanked Mr.
152 McCarthy for working with them to lower that impact.

153
154 Stephan Christenson thanked Mr. McCarthy for his concern about the neighborhood and abutter
155 impact.

156
157 **Chair Earley closed the session to public comment.**

158
159 Mr. Dubay explained the trade-off in the septic loading between the buildings. He said the rotation
160 of the houses seen in this plan did not impact that. Mr. McCarthy explained that the subdivision aspect o
161 this application was done so the plan met the zoning ordinance, as otherwise the residential homes would
162 need to be duplexes. Mr. Carpenter asked that town counsel confirm that the subdivision could be in the
163 same application.

164 Chair Earley suggested that electric charging stations could be added to the parking lot. Mr.
165 Partington said the need for these charging stations had been pursued by the energy committee.

166
167 **Mr. Carpenter made a motion to continue Case 2022-03 to May 4, 2022 at 7:00pm. Mr. Cross**
168 **seconded the motion. 7-0, the motion passed.**

169
170
171 **Old/New Business**

172
173 Mr. Rounds said he had reconsidered the idea of the Planning Board working to repeal the HAB, as
174 it could politicize the board. He said he would like the next board workshop to focus on the master plan.
175 Mr. Partington said recount of the Master Plan funding article was taking place on Monday and the board
176 should wait for the outcome of that recount.

177
178 Mr. Cross said he would like the board to reach out to the NHMA regarding their opinion on the
179 HAB. Mr. Rounds thought the board should approach the Board of Selectmen first, so as to form a unified
180 front.

181

182 **Mr. Cross made a motion to repeat the letter the board recently sent to the town’s state**
183 **representatives, asking the NHMA is they would meet with the board. Mr. Carpenter seconded the**
184 **motion for discussion. Mr. Cross amended the motion to direct Mr. Rounds to write the letter, to then be**
185 **distributed for board approval before being sent. 7-0, the motion passed.**
186

187 Mr. Carpenter said Selectman Hoenberger would be meeting with the board on April 13 for a
188 workshop on impact fees before the matter was moved to public hearing.
189

190 The need for a board representative on the CIP was discussed as was the need for additional
191 alternates.
192

193 **Mr. Cross made a motion to approve the minutes of 2-2-22 and 2-9-22 as presented. Mr.**
194 **Carpenter seconded the motion. 7-0, the motion passed.**
195

196 **Mr. Cross made a motion to approve the minutes of 2-16-22 as presented. Mr. Monson seconded**
197 **the motion. 7-0, the motion passed.**
198

199 **Mr. Carpenter made a motion to adjourn, at 8:56pm. Mr. Cross seconded the motion. 7-0, the**
200 **motion passed.**
201
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