



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Windham Planning Board Notice of Public Hearing January 17, 2018 7:00 pm at the Community Development Department**

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday, January 17, 2017 at 7:00 pm at the Community Development Department.

#### **Case 2017-13, Final Subdivision, WWPDP Special Permit, Tynco, (3-B-300 & 350A), 43 & 45 Flat Rock Road, Rural & WWPDP District**

An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of Tynco Realty, LLC & 45 FR., LLC. This applicant is proposing to merge the two (2) lots and then subdivide the merged lots into 3 single family house lots.

#### **Case 2017-29, Major Preliminary Site Plan, Library Hill, (11-A-570 & 580), 1 No. Lowell Rd. & 21 Indian Rock Rd., Village Center District.**

An application has been submitted by Benchmark Engineering, Inc. on behalf of Lowell Rd. Windham Development LLC & Mesiti Indian Rock Road LLC. This proposal is a condominium development consisting of 39 detached age restricted units on a public road connecting Eastwood Road to Haverhill Road.

#### **Case 2017-14F, Major Final Site Plan & WWPDP Special Permit, Del Ray Place, 68-79 Ryan Farm Rd. & 7 Field Rd. (Lots 24-F-601 thru 605 & 625 thru 627), Rural District & WWPDP**

A Major Final Site Plan Application for a 55+ condominium style housing development has been, submitted by The Dubai Group for Lots 24-F-601-605, 625-627, on Ryan Farm & Field Roads; the area is 21.7 acres. The applicant is proposing to merge portions of the eights (8) lots together. This project will consist of 27 dwelling units. A Wetland and Watershed Special Permit Special Permit will be required for this project. Walking trails are proposed in the common areas

#### **2017-32, Ralph Feole, 8 Colchester Road, (Lot 7-A-406), Final Subdivision, Rural District & WWPDP**

Edward N. Herbert Assoc., Inc. Herbert Associates, Inc. on behalf Ralph Feole is proposing a Minor Subdivision of the 5.405 acre lot into 2 lots. One lot will be 3.556 acres with an existing dwelling and one lot will be 1.462 acres for future development.

#### **2017-33, E G Holdings, LLC, 17 & 19 Indian Rock Road, (Lots 11-A-540, 545, 550), Major Preliminary Site Plan, Village Center District, WWPDP.**

CLD-Fuss & O'Neill is the engineering firm representing EG Holdings LLC on this multiuse project.

This development will include a lot line adjustment/land swap, water to the site using Town wells and Pennichuck, four (4) new building, WWPD impact, wetland impact and challenging access points. There are four land owners involved in this Village Center project. There have been some challenges integrating the plans of the four (4) land owners. The former two (2) houses and barn will remain and be repurposed.

Copies of all Planning Board material are available for review at the Windham Community Development Department during regular business hours. All members of the public are welcome to attend the public hearing. To ensure timely inclusion among the Board's written materials, written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.