



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Windham Planning Board Notice of Public Hearing November 15, 2017 7:00 pm at the Community Development Department**

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday, November 15, 2017 at 7:00 pm at the Community Development Department.

The following applications have been submitted for review. If an application is deemed complete, a public hearing will immediately follow.

#### **Case 2017-27 Major Final Site Plan, Thirteen Acre, 140 Rockingham Road (lot 8-B-3003) Business Commercial A District, WWPD**

An application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of Forty Acres LLC. This proposed development will excavate and re-grade the land to elevation 285 and continue at a 2:1 slope down to the WWPD. Approximately 300,000 sf. of land will be disturbed. The development will be converted to brush lands.

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

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

#### **Case 2017-28, Major Final Site Plan, Medicus 5, (Lot 13-A-90), 22 Roulston Road, Limited Industrial & WWPD District, Cobbett's Pond & Canobie Lake Protection District**

An application has been submitted by The Dubai Group on behalf of 22 Roulston Road, LLC (aka Medicus) proposing a 39,000 sq. ft. building. The parking lot will be expanded along with appropriate drainage & landscaping improvements. A Wetland and Watershed Special Permit will be required for this project.

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

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.