



Planning Board Meeting Agenda

Wednesday, January 5, 2022 @ 7:00 PM

Community Development Meeting Room

3 North Lowell Road, Windham, New Hampshire 03087

1) Call to Order

2) Review and Approval of the minutes of:

a) [11/17/21; 12/8/21](#)

3) Correspondence from Edgar Lapointe re: Windham Representative to the Southern New Hampshire Regional Planning Commission (SNHRPC)

4) Correspondence from Joseph Maynard, December 16, 2021. Re: Extension of time request for workforce housing proposal PB Case 2021-32

5) Public Hearing for Zoning Amendments

- a) Planning Board Amendment #1: Gateway Commercial District
- b) Planning Board Amendment #2: Impact Fee
- c) Planning Board Amendment #3: Rural District Uses
- d) Planning Board Amendment #4: Village Center District (VCD)
- e) Planning Board Amendment #5: Wetland Watershed Protection District
- f) Planning Board Amendment #6: Vernal Pools
- g) Planning Board Amendment #7: Minimum Lot Size and Density
- h) Planning Board Amendment #8: Rezoning to Historic District
- i) Citizen Petition #1: Rezoning Map 9-A-500 (150 Haverhill Road) from Rural District to Residence B.
- j) Citizen Petition #2: Rezoning Map 9-A-500 (150 Haverhill Road) from Rural District to VCD.

6) New Cases

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

a) **Case 2021-60 – 6-8 Maple Street (Parcels 13-A-360 and 13-A-362); Conceptual Site Plan; Zone – Limited Industrial District, Residential A District, and Watershed Protection Overlay District (WPOD)**

The applicant, RLD Properties, LLC, and property owner, Armano Realty Investments, Inc, is seeking a conceptual site plan review for a proposed 19,500 square foot metal building to house two full-size basketball courts, restrooms, office, and a vending machine area to be used for a local multi-sport practice facility.

- b) [Case 2021-61](#) – 1 Sharma Way (Parcel 18-L-300); Major Final Site Plan, Major WPOD, and Design Review Regulations Application; Zone – Professional, Business, and Technology District (PBT) and Watershed Protection Overlay District (WPOD)

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc. c/o Peter Weshonko, is submitting a Major Final Site Plan, Major Watershed Protection Overlay District (WPOD) Application, and Design Review Regulations Application for a 10,200 square foot medical office building and associated site improvements on Pad B of the Gateway Park Master Plan.

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

The applicant, Peter Zohdi of Edward N. Herbert Associates, representing property owner, Nesmith Meadow, LLC, is seeking a preliminary site plan review for a 57-unit development consisting of 56 duplex-style units, 1 single-family unit, a clubhouse, and associated site improvements.

7) Old/New Business

8) Adjournment

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