



Community Development Department

Town of Windham, New Hampshire

3 N. Lowell Road, Windham, NH 03087 | (603) 432-3806 Ext. 2 | www.WindhamNH.gov

Planning Board Meeting Agenda

January 7, 2026 @ 7:00 PM *Revised January 7, 2026*****

Community Development Meeting Room

3 N Lowell Road, Windham, NH 03087

***Please note that the public hearing for Zoning Amendments was rescheduled to Wednesday, January 14, 2026.**

1. Call to Order

2. Announcements / Liaison Reports

3. 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) none

4. 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 # 2025-21 – 21 Indian Rock Road and 1 No Lowell Road (Parcel(s): 11-A-570 and 11-A-580); Zone – Village Center District and WWPD; Preliminary Site Plan Application *Historic Cultural Resource List- Site on List.**

The Applicant, Joe Maynard, Benchmark LLC, and property owner, Mesiti Indian Rock Rd, LLC & Windham Lowell Road Development LLC is seeking a Preliminary Site Plan Application to construct 62-unit townhouses, and other associated site improvements.

*** The Applicant has submitted a request to extend the deadline to consider the application complete and continue the case to February 4, 2026, per RSA 676:4(l)(f), which the Board shall consider.**

- b) **Case # 2025-33 – 2 Wall Street (Parcel(s): 11-C-700 & 11-C-800); Conceptual Site Plan & Conceptual Subdivision; Zone – Professional Business District, WWPD & WPOD.**

The Applicant, Karl Dubay, The Dubay Group, Inc., representing property owners Corbett RT & CCBT, LLC & Pelham Plaza Corp Et Al seek a Conceptual Site Plan Application and Conceptual Subdivision Application, to discuss the 100-acre master plan for subdivision & site plans including retail, commercial, services, school, industrial, and open space residential & conservation lands, with limited extension of Wall Street to complete its cul-de-sac.

*** The Applicant has submitted a request to extend the deadline to consider the application complete and continue the case to February 4, 2026, per RSA 676:4(l)(f), which the Board shall consider.**

5. **Old/New Business** (click on underlined text to view documents)
 - a) Market Square Overlay District
 - b) Village Square Overlay District
 - c) Amend Section 603.1.1 of the Site Plan Regulations by addition of the following language:
A Preliminary Application shall be considered a “Design Review” application under RSA 676:4 (II) and shall be governed by its provisions and the provisions herein
 - d) Amend Section 400 of the Site Plan Regulations by the addition of the following new definition:
Adequate Infrastructure

6. **Review and Approval of the minutes for:** (click on underlined text to view documents)
September 3, 2025; November 5, 2025 Revised; November 12, 2025; November 19, 2025;
December 3, 2025; December 10, 2025; December 17, 2025

7. **Adjournment**

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