



Planning Board Meeting Agenda

January 18, 2023 @ 7:00 PM

Community Development Meeting Room
3 North Lowell Road, Windham, New Hampshire 03087

To access via Zoom: <https://us02web.zoom.us/j/84209424955?pwd=MTR6TWhlSmEwTnVxQkRnRmF3L0tKZz09>
Meeting number/access code: 842 0942 4955 Password: 688721 To join by phone: +1-646-876-9923

1. Call to Order

2. 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) Case 2019-19F – 64 Mammoth Road (Parcel 19-A-200); Application for Workforce Housing-Final; Zone - Rural District.

Joe Maynard of Benchmark Engineering is representing 10 Harris Rd LLC to propose a project that includes 16 single-family detached units and includes the existing home in a condominium form of ownership. In this project, 23.5% of the proposed units (4 out of 17 units) are proposed to be designated as Workforce Housing.

This public hearing is in response to the State of New Hampshire Supreme Court Order (Case No. 2021-0473) which affirmed the Housing Appeals Board Order (Case No.: PBA-2021-04) that 1) VACATED the 2/3/21 PB denial of the waiver for the required percentage of workforce housing; 2) REVERSED the 2/17/21 PB denial of the two CUPs, and; 3) VACATED the 2/17/21 PB denial of the overall project.

The Planning Board previously discussed this case on 11/4/20, 12/16/20, 2/3/21, 2/17/21, 11/16/22, and 12/7/22

3. 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 2022-37 –72 Range Road (Parcels 17-H-30); Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPDP, and WPOD

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Crystal Ball Enterprise, LLC, is submitting a Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision to construct a new 8,364 SF multi-tenant commercial building (proposing the following uses: deli, professional office, personal service establishment, and retail sales) with associated parking, access, and site improvements.

On January 4, 2023, the Planning Board voted to extend the deadline to consider the application complete and continue the case to January 18, 2023. The Applicant has submitted another request to extend the deadline to consider the application complete and continue the case to February 1, 2023, per RSA 676:4(l)(f), which the Board shall consider.

4. Review and Approval of the minutes for:

a) December 14, 2022, January 4, 2023

5. Adjournment

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