



## Community Development Department

Town of Windham, New Hampshire

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

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### **Planning Board Meeting Agenda**

**February 4, 2026 @ 7:00 PM \*\* Revised on February 4, 2026\*\***

Community Development Meeting Room

3 N Lowell Road, Windham, NH 03087

**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 Rd 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.

- 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.

***\*Case # 2025-33 has been formally withdrawn.***

- c) **Case # 2026-01** – 57 Bear Hill Road (Parcel 20-E-329); Zone – Rural and WWPD

The Applicant, Shayne Gendron, Edward N. Herbert Associates, Inc., representing property owners, Babine Family Trust, Matthew & Katie Babine, Tees, seek a WWPD Special Permit Application to reconstruct an existing driveway within the WWPD, to provide safer access to the property. The topography of the land necessitates the grade of 15%; this proposal will bring the driveway closer to conformity than the existing driveway, which has a grade of 22%.

d) **[Case #2026-02](#) – 92 and 98 Rockingham Road (Parcels: 8-B-850, 8-B-900, and 8-B-6301); Zone – Rural**

In response to a Notice from Angelene Meadows, Inc, a New Hampshire non-profit corporation, as Developer, and the Town of Windham, as property owner, issued pursuant to RSA 674:56, the Planning Board has scheduled a public hearing to discuss a proposed Governmental Land Use project on the above site. The project includes the construction of a 49-unit age restricted apartment building with supporting infrastructure. The proposal would involve no less than fifty percent (50%) of the units being reserved as affordable housing units, subject to the income qualifications set forth in RSA 203:10. Under the proposal, preference would be given to tenants who are either Windham residents, former Windham residents, or individuals with family residing in Windham. At the conclusion of the hearing (within 30 days thereof), the Planning Board has the ability to give non-binding written comments (recommendations) to the Developer and Property Owner with respect to the project.

5. **Old/New Business** (click on underlined text to view documents)

6. **[Review and Approval of the minutes for:](#)** (click on underlined text to view documents)  
December 17, 2025 & January 7, 2026

7. **Adjournment**