



Community Development Department

Town of Windham, New Hampshire

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

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

February 10th, 2026 at 7:00 PM

Message to the public: Please be advised that the Community Development Department will not send an email asking for additional payments. These emails are fraudulent attempts from unknown individuals attempting to receive payments from applicants. Any invoice received after initial payment for an application has been made should immediately be reported to the Community Development Department.

Physical Location: 3 North Lowell Road (Community Development Department) Live

Broadcast: WCTV Channel 20 – Local Cable TV

Live Stream: <http://www.wctv21.com/>

To access via Teams: [Click here to join the meeting](#)

Meeting ID: 210 221 889 388 **Password:** 2YGu7

1. Call to Order

2. New Cases

A. Case 02-2026 Parcel 16-Q-211B

Applicant- SFC Engineering Partnership Inc- Tara Aquilina

Owner- Barriss 2016 Revocable Trust

Location- 16 Viau Rd

Zoning- Residential District A/ WPOD

The application requests a variance from **Sections 406.2, and 702/ Appendix A-1**, to allow a 12' x 24' single story addition on the front of the existing dwelling. The proposed addition will have an approximate front southern property line setback of 28 ft, where 50 ft is required and an increase in the volume or footprint of a structure may only occur on the portion of the lot that is currently in conformance and will not result in further non-conformance.

B. Case 03-2026 Parcel 17-C-105

Applicant- Edward N. Herbert Associates, Inc.

Owners- Wrap Development III, LLC

Location- 6 Cross St

Zoning- Residential District A/ WPOD

The application requests a variance from **Sections 405.2, 405.3 and 702/ Appendix A-1**, to allow an existing structure with an approximate pad of 1,067 sq ft with its accessory 120 sq ft shed, to be razed and replaced with a new single family dwelling that will have an approximate 1,908 sq ft pad, on a 10,098 sq ft, pre-existing, non-conforming lot of record. The proposed home will have 0 ft of frontage on a Class V Rd, with a 23' front property line setback and 6' rear property line setback. Lastly, the application requests relief to allow an increase in volume from approximately 13,726 cu ft to 49,704 cu ft and to allow for an increase in the non-conformity with the front and rear setbacks. Under the Windham Zoning Ordinance (WZO), the minimum lot requirement, frontage, and setbacks are as follows. 50,000 sq ft minimum lot size in the Residential District A, 175 ft of road frontage, a 50 ft front setback and 30 ft setbacks from the side and rear property lines. Additionally, replacement of pre-existing, non-conforming structures may not increase the area and/or volume, nor increase in the non-conformity of the structure that is being replaced.

Case 04-2026

Parcel 17-C-20

Applicant- Edward N. Herbert Associates, Inc.

Owners- Wrap Development III, LLC

Location- Cross St

Zoning- Residential District A/ WPOD

The application requests a variance from **Section 702/ Appendix A-1**, to allow the construction of a new Single-Family Dwelling (SFD) with an approximate 2,058 sq ft pad, on a pre-existing, non-conforming, 8,688 sq ft lot of record, where 50,000 sq ft is required. The proposed home will have 0 ft of frontage on a Class V Road, where 175 ft is required with a 10' front setback, where 50' is required, as well as a 13' setback on the Easterly side, and a 14' setback on the westerly side, both of which require a 30' setback.

Case 05-2026

Parcel 21-C-12

Applicants- Robert and Melanie Reinhart

Owners- Same as above

Location- 23 Golden Brook Rd

Zoning- Residential District A

The application requests a variance from **Sections 406.2 and 702/ Appendix A-1**, to permit an addition to an existing Single-Family Dwelling (SFD). The proposed addition will be approximately 10 ft from the southeasterly lot line and 37 ft from the front property line. Under the Windham Zoning Ordinance (WZO), the setback requirements in the Residential District A are as follows: front lot line, 50 ft, side and rear property lines: 30 ft.

3. Meeting Minutes to Review and Approve: 1-27-2026

4. Old / New Business: Discussion for amendments to Rules of Procedure

5. Non-Public Session as necessary under RSA 91:A

6. Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.