



## Planning Board Meeting Agenda

April 5, 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=MTR6TWWhLSmEwTnVxQkRnRFd3L0tKZz09>  
Meeting number/access code: 842 0942 4955 Password: 688721 To join by phone: +1-646-876-9923

### 1. Call to Order

### 2. Reorganization / Election of Officers

### 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 2023-03 – 14 Cobbetts Pond Rd (Parcel 21-D-150); Final Subdivision; Zone – Residential District A and WWPDP

The applicant, Promised Land Survey LLC, and the Northridge church, are seeking a Final Minor Subdivision. The owners would like to Subdivide Lot 21-D-150 a 7.5 acres parcel, to create 2 new single-family residential lots. The remainder of the parent parcel will be left in its current use as the church. One lot has an existing three-bedroom dwelling on it. The second undeveloped lot will be suitable to construct a single-family home. **(21-D-150 is on the Historic Cultural Resource List (Site - Unknown))**

#### b) Case 2023-04 – 47 North Lowell Rd (Parcel 11-A-885); Final Major Site Plan and WWPDP Special Permit; Zone – Residential District B and WWPDP.

The applicant, Edward N Herbert Assoc. Inc., and Owner, Nesmith Meadows LLC., are seeking Major Final Site Plan Review and a WWPDP Special Permit to construct 25 duplexes (50 dwelling units in total) and a clubhouse. The proposal includes a private road that will connect to Cardinal Road for the purpose of fire safety and accessibility and other associated site improvements.

#### c) Case 2023-05 – 13-15 Rockingham Road (Parcels 13-A-9 and 13-A-10); Final Major Site Plan; Zone – Commercial District A and Rt. 28 Access Management Overlay District

Applicant, Nouria Energy Retail Inc, and Owner, Rockingham Road Realty Trust c/o Alain Sfier, seeks a Major Final Site Plan, to construct a new retail motor fuel outlet on Lot 10 including a 7,500-sf convenience store with a coffee shop drive-thru use, 57 striped parking spaces, a fuel dispensing area with 10 dispensers (20 fueling positions) and an overhead canopy. Improvements associated with the existing mixed-use commercial building on Lot 9 include a new parking layout and shared access driveway between Lots 9 & 10. The development also includes a merger of Lots 9 & 10 into one single lot. **(13-A-10 is on the Historic Cultural Resource List (Site - Unknown))**

### 4. Old/New Business

- Discuss the Draft Master Plan

### 5. Review and Approval of the minutes for:

[February 15, 2023](#); [March 1, 2023](#); [March 8, 2023](#); [March 15, 2023](#)

### 6. Adjournment

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