



Planning Board Meeting Agenda

April 12, 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. 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, 12/7/22, 1/18/23, 2/15/23 and 3/15/23.

3. Public Hearing for Proposed Amendments to Site Plan Regulations

1. Planning Board Amendment #1: Tents

This amendment will add a new subsection, 301.9, that will require a site plan review for the erection or construction of tents larger than 400 square feet, with some exemptions.

2. Planning Board Amendment #2: Lighting

This amendment will amend Section 701.1 relating to exterior lighting to limit light spillover into residentially zoned districts, limit uplighting, and establish the height of light fixtures.

3. Planning Board Amendment #3: Parking Requirements

This amendment will amend Section 703.3 relating to the width of handicapped parking spaces.

4. Public Hearing for Proposed Amendments to Subdivision Regulations

1. Planning Board Amendment #1: Winter Maintenance

This amendment will insert a new subsection, 602.1.11, to require a note be added on all plans that depict new intended public ways relating to a developer's responsibility for winter maintenance until the road is accepted by the Town.



2. Planning Board Amendment #2: No Planting in Right-Of Way

This amendment will amend Section 602.2.5.6 by requiring plantings to be placed outside of the right-of-way.

3. Planning Board Amendment #3: Street Tree Installation

This amendment will amend Section 602.5.1 by requiring street trees to be placed outside of the right-of-way.

4. Planning Board Amendment #4: Easements

This amendment will amend Section 603.2 relating to easements to require permission from the proper authority for planting trees, shrubs, and other significant constructed features.

5. Planning Board Amendment #5: Winter Maintenance Bond

This amendment will amend Section 704.1.2 to authorize the Planning Board to require financial surety for a "Winter Maintenance Bond" to cover the municipal costs of winter maintenance on all proposed public ways contained within an approved subdivision.

6. Planning Board Amendment #6: Administrative Provisions

This amendment will amend Section 904.5 relating to the maintenance of streets and related improvements should an Applicant fail to fulfill their requirements in a reasonable manner.

7. Planning Board Amendment #7: Table of Geometric Roadway Design Standards for Streets

This amendment will amend the Table of Geometric Roadway Design Standards for Streets by amending row 11 to change the binder course thickness to 2 1/2" on Residential 1 and 2 Street types.

3. Old/New Business

4. Review and Approval of the minutes for:

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

5. Adjournment

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