



Planning Board Meeting Agenda - REVISED

Wednesday, April 20, 2022 @ 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) Review and Approval of the minutes of:

- a) [12/1/21; 3/9/22; 3/16/22; 4/6/22](#)

3) Previously Opened Cases

The following Planning Board Applications have been deemed complete and discussed at previous meetings.

- a) **Case 2021-49 – 154 Rockingham Road (Parcel 8-B- 6200); Major Final Site Plan Application, WWPD Special Permit, and Design Review Regulations Application; Zone – Neighborhood Business, WWPD, and Rt. 28 Access Management Overlay District.**

The applicant, Richard Gregory of Edward N. Herbert Assoc., Inc., representing property owner Comrock, LLC, Gerry Beique, Mgr., requests a Major Final Site Plan, Wetland and Watershed Protection District (WWPD) Special Permit, and Design Review Regulations Application for a proposed 3,600 sq.ft. commercial building, associated parking, and access.

Previous hearing dates: 11/17/21 (opened and immediately continued); 12/15/21 (immediately continued); 1/19/22 (immediately continued); 2/16/22 (discussion)

4) New Cases

The following Planning Board Applications have been submitted for review. If an application is deemed complete, a public hearing will immediately follow.

- a) **Case 2022-08 – 20 First Street (Parcel 16-Q-179); WPOD Major Land Development Application; Zone – Residence A and Watershed Protection Overlay District (WPOD).**

The applicant, Benchmark LLC, and property owner, Henry C. Forde Heirs c/o Richard Forde, seek a Major WPOD land development application, pursuant to WZO Section 616.6.1.2, to construct a new single-family home. Post-development impervious coverage will be approximately 28.7%.

The Applicant has submitted a request to continue the case to May 18, 2022, for which the Board shall consider.

- b) **Case 2022-10 – 70-72 Range Road (Parcel 17-H-30 and 17-H-31); Major Final Site Plan, WWPD Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPD, 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 (pursuant to Site Plan Regulations Sections 304 and 603), WWPD Special Permit (pursuant to WZO Section 601.4.8), WPOD Site Plan / Subdivision Land Development Application (pursuant to WZO Section 616.6.1.1), and Final Subdivision (pursuant to Subdivision Regulations Sections 202, 404, and 600) to construct a new 7,068 SF multi-tenant commercial building, parking, access, and site improvements.

The Applicant has submitted a request to continue the case to a date certain, for which the Board shall consider.



5) **Old/New Business**

Alternate candidates on May 4, 2022

6) **Adjournment**

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