



Planning Board Meeting Agenda

May 17, 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. 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 2023-06 – 1 and 3 industrial Drive – 13-A-198 & 13-A-197; Final Site Plan, Final Subdivision, WPOD Site Plan and Subdivision permit; Zone – Limited Industrial and WPOD

Applicant, Karl Dubay – The Dubay Group Inc., and Owner, AFS Realty, LLC, seek a Major Final Site Plan, Final Subdivision, and a WPOD: Site Plan / Subdivision permit, to construct a two-story 6,000 s.f footprint addition to the existing building and other associated site improvements. The proposal also includes a lot line adjustment that will add 52,701 SF of land from parcel 13-A-197 to 13-A-198.

b) Case 2023-07 – 12 Roulston Rd and Lamson Rd – 13-A-102 and 13-A-196B; WWPD Special Permit; Zone – Limited Industrial, WWPD, and WPOD.

Applicant, Melissa Runde, Edward Herbert Assoc. Inc., and Owner, Ramos Real Estate, LLC, are seeking to construct a two-unit residential building (duplex), with each unit having three-bedrooms, and other associated site improvements. The building will have its own well and state-approved septic system. The Owner also intends to merge parcels 13-A-102 and 13-A-196B.

c) Case 2023-08 – 2 Floral St (Parcel 11-A-1657); WWPD Special Permit; Zone – Rural District and WWPD

Applicant Joe Maynard of Benchmark LLC, representing the property owners, Ryan and Rachelly Bartolotta, requests a Wetland and Watershed Protection District (WWPD) Special Permit to construct an inground swimming pool, patio, cabana, and to allow the Single-Family Dwelling and septic system to remain in the WWPD.

d) Case 2023-09 – 11 McIntosh Hollow Rd (Parcel 13-C-12*); WWPD Special Permit; Zone – Residential District A and WWPD

Applicant Joe Maynard of Benchmark LLC, representing the property owner, Nassar Investment Trust, requests a Wetland and Watershed Protection District (WWPD) Special Permit to allow the construction of a portion of a Single-Family Dwelling, yard area, and associated site improvements within the 200 ft WWPD.

** The Hearing notice for this case indicated the parcel was 13-C-2; the correct parcel, as indicated in all project materials, is 13-C-12.*

3. Old/New Business



4. **Review and Approval of the minutes for:**

2023: [February 15](#); [March 1](#); [March 8](#); [March 15](#); [April 5](#); [April 12](#)

5. **Adjournment**

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