



Planning Board Meeting Agenda

Wednesday, June 1, 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) [5/4/2022](#); [5/18/2022](#)

3) Previously Opened Cases

- b) [Case 2022-13 - 2 Lowell Rd \(Parcel 20-D-800\); Zone – Rural District](#)- The Windham School District has developed a plan to improve the school bus drop off loop. (Informational Only)

- c) [Case 2022-11 – 47 Enterprise Drive \(Parcel 11-C-100\); Major Final Site Plan, Wetland and Watershed Protection District \(WWPD\) Special Permit, and WPOD Site Plan/Subdivision Application](#)

The applicant, Karl Dubay, The Dubay Group, Inc, representing property owner A.J. Letizo Professional Center L.L.C, requests a Major Final Site Plan, WWPD Special Permit, and WPOD Site Plan/Subdivision Application to change the use of the subject property from professional office to a private school and perform minor site improvements

Opened and continued on 5/4/22; Discused and continued on 5/18/22.

- a) [Case 2021-17 - Major Final Site Plan Application, WWPD Special Permit Application, 5 Bissell Camp Road \(Parcel 3-B-1\); Zone – Rural District and WWPD.](#)

Meisner Brem Corporation representing the Margaret Smith Revocable Trust is proposing to develop this 27.5 acre parcel with eighteen (18) single family detached, two bedroom, senior housing units in a condominium form of ownership pursuant to Section 610, housing for older persons. This project is proposed to be served by municipal water and private onsite sewer systems. Each homeowner will own 1/18th of the common elements including land and share in the upkeep of the proposed roadways, septic system, water, utilities, stormwater, etc. The site disturbance is estimated at 272,250 SF or 6.25 acres. The developer proposes improvements to include a re-construction of Bissell Camp road showing a road widening. *This property was heard 1/20/2021, Case 2020-22P, as a Major Preliminary Site Plan. This particular case was heard on 6/2/21, 6/19/21 (site walk), 9/1/21, 10/6/21, and 10/20/21.*

** Abutting Property (3-B-105) 2 Bissell Camp Road on HDC/HC list.*

The Planning Board, at their meeting on November 17, 2021, heard testimony on this case and **voted 4-3 to deny** the Major Final Site Plan Application. In response to a Housing Appeals Board Interim Order (Case PBA-2021-26), the Planning Board must resume deliberation on this case.



4) **Old/New Business**

- a) Capital Improvements Membership
- b) Design Review Committee Membership
- c) 2022 Goal setting

5) **Adjournment**

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