



## **Planning Board Meeting Agenda**

**June 7, 2023 @ 7:00 PM**

Community Development Meeting Room  
3 North Lowell Road, Windham, New Hampshire 03087

To access via Teams: [Click here to join the meeting](#) Meeting ID: 284 019 863 395 Password: hSnSr4

### **1. Call to Order**

### **2. Request to Extend Deadline to Complete Conditions - 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.**

- a) Pursuant to Section 603.2.6.3 of the Windham Site Plan Regulations, the applicant is requesting an extension of time to complete the conditions of approval from the normal 180 days to one year from the date of approval.

### **3. Public Hearing re: Case 2019-19F – 64 Mammoth Road (Parcel 19-A-200); Application for Workforce Housing-Final; Zone - Rural District.**

Pursuant to RSA 674:60(III), the Applicant, Joe Maynard of Benchmark Engineering, has submitted a claim that the cost of complying with the conditions and restrictions of approval in the Planning Board's Notice of Decision issued on April 12, 2023 will impact the economic viability of the proposed development.

### **4. 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 2022-37 – 72 Range Road (Parcels 17-H-30); Major Final Site Plan, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPDP, 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, WWPDP Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision to construct a new 8,364 SF multi-tenant commercial building (proposing the following uses: deli, professional office, personal service establishment, and retail sales) with associated parking, access, and site improvements. *The Planning Board previously discussed this case on 2/1/23, 3/15/23, 5/3/23, and 5/22/23 (site walk)*

### **5. 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 2023-10 – 11 Indian Rock Road (Parcel 11-A-520 and 11-A-545); Zone – Village Center and WWPDP; Preliminary Site Plan and Design Review Subdivision.**

The Applicant, Karl Dubay of the Dubay Group, Inc., and Owner, Beylin Development, LLC, is seeking review for a Preliminary Site Plan and Design Review Subdivision to perform a lot line adjustment and construct 45 townhouse units with a clubhouse and supporting infrastructure.



- b) **Case 2023-11** – 180 Rockingham Road & 5 Goodhue Road (Parcel 8-B-4550 and 8-B-4601); Zone – Rural District and Commercial District A; Final Subdivision.

The Applicant and Owner, DRL Nominee Trust, David R. Lyon SR, trustee, is seeking a Final Subdivision to adjust the lot line between the two referenced properties. This lot line adjustment proposes that 20,189 SF of land be removed from parcel 8-B-4601 and added to parcel 8-B-4550.

6. **Old/New Business**

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

2023: [March 8](#); [March 15](#); [April 5](#); [April 12](#); [May 3](#); [May 10](#); [May 17](#); [May 22](#); [May 24](#)

8. **Adjournment**

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