



## **Planning Board Meeting Agenda**

**July 5, 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 install a new freestanding sign – 19 Enterprise Drive (Parcel 11-C-100)**  
Pursuant to Section 706.3.2.2 of the Windham Zoning Ordinance, the Planning Board reviews sign permits for all new or relocated free-standing signs.
3. **Request to Extend Deadline to Complete Conditions - [Case 2022-03](#) – 1 & 7 Indian Rock Rd (Parcels 11-A-450 & 11-A-500)**  
Pursuant to Section 603.2.6.3 of the Windham Site Plan Regulations and Section 703.4.6 of the Windham Subdivision Regulations, the applicant is requesting an extension of time in the amount of six additional months to complete the precedent conditions of approval, which would be December 6, 2023.
4. **Request to Modify Previously Approved Site Plan - [Case 2021-34](#) – 71 Rockingham Rd (Parcel 8-C-20)**  
Pursuant to Section 1003.3.4 of the Windham Site Plan Regulations, the applicant is proposing a change to a previously approved site plan. The change relates to landscaping that was not installed in front of the building.
5. **Request to Temporarily Modify Previously Approved Site Plan - [Case 2023-06](#) – 1 and 3 industrial Drive (Parcels 13-A-198 & 13-A-197)**  
Pursuant to Section 1003.3.3 of the Windham Site Plan Regulations, the applicant is proposing a change to a previously approved site plan. The change relates to installing modular classrooms until the approved addition is constructed, which has an expected completion date of January 2, 2024.
6. **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 [2023-12](#) – 20 First Street – Parcel 16-Q-179; Major WPOD Permit; Zone - Residential District A and WPOD Overlay**  
The applicant, Benchmark LLC, and property owner, Brian Harvey, seek a Major WPOD land development application to construct a new single family home and other associated improvements. Post-development impervious coverage will be approximately 28.7%.



b) **Case [2023-13](#) – 44 Woodvue Road – Parcel 18-L-500; Major WPOD Permit; Zone - Residential District A and WPOD Overlay**

The applicant, Benchmark LLC, and property owner, Orlando Cabrera Rev Tr and Katie Cabrera Rev Tr, seek a Major WPOD land development application to construct a 30' x 60' pickleball court. Post-development impervious coverage will be approximately 24.1%.

c) **Case [2023-14](#) – 23 Enterprise Drive – Parcel 11-C-170; Major Final Site Plan & Major WPOD Permit; Zone - Commercial District A and WPOD Overlay**

The applicant, Karl Dubay, The Dubay Group, Inc., and property owner, State of NH - DOT, seek a Final Major Site Plan review and WPOD Site Plan / Subdivision land development application to change the use from an office to a membership club (dance studio) and associated site improvements.

7. **[Review and Approval of the minutes for:](#)**

**2022:** December 21

**2023:** May 24; June 7; and June 14

8. **Adjournment**

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