



Planning Board Meeting Agenda

September 7, 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:

- o June 15, 2022, July 20, 2022 and August 3, 2022

3) New Cases

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

1. **2022-21 – 1 Industrial Drive (Parcel 13-A-198); Major Preliminary Site Plan; Zone – Limited Industrial**
The Applicant, Karl Dubay of The Dubay Group Inc, and Owner AFS Realty, LLC (Al Sfeir), is seeking Major Preliminary Site Plan review to construct a 12,000 sq. ft. addition to the rear of an existing public charter school (Windham Academy) and perform associated site improvements.
2. **2022-22 – 10 Libbey Rd (Parcel 8-B-3000); Conceptual Site Plan; Zone – Commercial District A.**
The Applicant, Karl Dubay of The Dubay Group Inc, and the Owner, Rockingham Rd Realty Trust, Alain Sfeir, Trustee, is seeking Conceptual Site Plan review to propose a 70,000 sq. ft. self-storage facility with and a 400 sq ft building and outdoor RV storage area.
3. **2022-23 – Land off Kendall Pond Road (Parcel 9-A-770); WWPDP Special Permit; Zone – Rural and WWPDP.**
4. **2022-24 – Land off Kendall Pond Road (Parcel 9-A-825); WWPDP Special Permit; Zone – Rural and WWPDP.**
The Applicant, Joe Maynard of Benchmark LLC, and Owner, Town of Windham and MLC Realty Partnership, is seeking a WWPDP Special Permit for lot improvements for a new single-family home within a WWPDP on lot 9-A-825 and driveway to lot 9-A-825 as shown through Lots 9-A-770 and 9-A-850A, which crosses over a wetland and is within the WWPDP.
5. **2022-19 – 61 Roulston Road (Parcel 13-D-75); Major Final Site Plan, WWPDP Special Permit; Zone – Commercial A and WWPDP**
The Applicant, Joe Maynard of Benchmark LLC, and Owner, LTD Storage, LLC, is seeking Major Final Site Plan Review to construct an approximately 4,212 square foot commercial building and associated improvements. The site received a Variance (ZBA Case 33-2021).

4) Old/New Business

- o **Bond Releases** – Winslow Lane – Dunraven Extension

5) Adjournment

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