



Planning Board Meeting Agenda

October 5, 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 for:

- o [August 3, 2022, August 10, 2022, September 7, 2022](#)

3) 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.

Case 2022-19 – 61 Roulston Road (Parcel 13-D-75); Major Final Site Plan, WWPD Special Permit; Zone – Commercial A and WWPD 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). **(Last heard 9/7/2022)**

4) 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.

Case 2022-26 – 202 Range Rd (Parcel 21-C-85); WPOD Major; Zone - Residential District A and WPOD. The applicant, Joe Maynard of Benchmark LLC, and the Owners, Edward, and Bernice Richards seek a WPOD Major land development application to construct a new single-family home and associated site improvements. **(On the Historic Cultural Resource List)**

Case 2022-30 – 13-15 Rockingham Road (Parcels 13-A-9 and 13-A-10); Major Final Site Plan; Zone – Commercial District A and Rt. 28 Access Management Overlay District: The applicant, Joe Maynard – Benchmark LLC, representing property owner Rockingham Road Realty Trust, seeks a Major Final Site Plan, to modify a previously approved Site Plan (Case 2022-04) that was granted on March 2, 2022, to construct two commercial buildings – a 5,400 sq. ft. two-story restaurant with covered and open outdoor seating and an 11,125 sq. ft. commercial building for multiple tenants and various site improvements. The proposed modification is to convert the previously approved landscaped area behind the proposed drive-thru into impervious parking spaces that will reduce the green space area to 20%, which received a Variance (Case 22-2022) on (August 23, 2022). Signage welcoming parking by rail trail users is proposed.



Case 2022-31 – 47 North Lowell Rd (Parcel 11-A-885); Conceptual Site Plan; Zone – Residential B District and the WWPD.

The applicant, Edward N. Herbert Assoc. Inc, and the Owner, Nesmith Meadow, LLC, are seeking a second round of Conceptual Site Plan review to review the proposed road grades associated with a proposed 50-unit duplex style development that will include a clubhouse and other site improvements.

(The applicant has requested a continuance to October 19, 2022, for which the Planning Board shall consider.)

5) Old/New Business

- a) Bond Releases – Winslow Lane
- b) WWPD Extension of time request – [6 Thorndike Road \(Case 2021-47\)](#)

6) Adjournment

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