



Planning Board Meeting Agenda

November 16, 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=MTR6TWhLSmEwTnVxQkRnRFd3L0tKZz09>
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:

- a) [September 14, 2022 \(2nd draft\); October 5, 2022 \(2nd draft\), October 12, 2022; October 19, 2022 November 2, 2022](#)

3. 6 Thorndike Rd, PB Notice of Decision

4. New Case (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.

2022-33 – 131 Range Rd (Parcel 22-R-503); Conditional Use Permit (CUP) for a Customary Home Occupation; Zone - Rural District and WPOD

The Applicant/Owner, Jamie Allen, is seeking a Conditional Use Permit (CUP) to establish a Customary Home Occupation to conduct a small engine repair business at his residence.

5. 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

2022-19 – 61 Roulston Road (Parcel 13-D-75); Major Final Site Plan, WWPD Special Permit; Zone – Commercial A and WWPD

(Reconsideration hearing, last heard on November 2, 2022)

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).

Case 2019-19F – 64 Mammoth Road (Parcel 19-A-200); Application for Workforce Housing-Final; Zone - Rural District.

Joe Maynard of Benchmark Engineering is representing 10 Harris Rd LLC to propose a project that includes 16 single-family detached units and includes the existing home in a condominium form of ownership. In this project, 23.5% of the proposed units (4 out of 17 units) are proposed to be designated as Workforce Housing.

The Planning Board previously discussed this case on 11/4/20, 12/16/20, 2/3/21, and 2/17/21.



This public hearing is in response to the State of New Hampshire Supreme Court Order (Case No. 2021-0473) which affirmed the Housing Appeals Board Order (Case No.: PBA-2021-04) that 1) VACATED the 2/3/21 PB denial of the waiver for the required percentage of workforce housing; 2) REVERSED the 2/17/21 PB denial of the two CUPs, and; 3) VACATED the 2/17/21 PB denial of the overall project.

6. Old/New Business

1. Housing for older persons, 610.9.3 (diminution of property values), add to every overlay district
2. Appendix A-1, soil-based lot sizing
3. WWPD, 601.4.10 to say something no special permits for developments within 50 feet.
4. density requirements in housing for older persons vs. Workforce housing

7. Adjournment

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