



## Community Development Department

Town of Windham, New Hampshire

3 N. Lowell Road, Windham, NH 03087 | (603) 432-3806 Ext. 2 | [www.WindhamNH.gov](http://www.WindhamNH.gov)

### **Planning Board Meeting Agenda**

**January 7, 2026 @ 7:00 PM**

Community Development Meeting Room

3 N Lowell Road, Windham, NH 03087

**\*Please note that the public hearing for Zoning Amendments was rescheduled to Wednesday, January 14, 2026.**

**1. Call to Order**

**2. Announcements / Liaison Reports**

**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.*

a) none

**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.*

a) **Case # 2025-21** – 21 Indian Rock Road and 1 No Lowell Road (Parcel(s): 11-A-570 and 11-A-580); Zone – Village Center District and WWPD; Preliminary Site Plan Application  
**\*Historic Cultural Resource List- Site on List.**

The Applicant, Joe Maynard, Benchmark LLC, and property owner, Mesiti Indian Rock Rd, LLC & Windham Lowell Road Development LLC is seeking a Preliminary Site Plan Application to construct 62-unit townhouses, and other associated site improvements.

b) **Case # 2025-33** – 2 Wall Street (Parcel(s): 11-C-700 & 11-C-800); Conceptual Site Plan & Conceptual Subdivision; Zone – Professional Business District, WWPD & WPOD.

The Applicant, Karl Dubay, The Dubay Group, Inc., representing property owners Corbett RT & CCBT, LLC & Pelham Plaza Corp Et Al seek a Conceptual Site Plan Application and Conceptual Subdivision Application, to discuss the 100-acre master plan for subdivision & site plans including retail, commercial, services, school, industrial, and open space residential & conservation lands, with limited extension of Wall Street to complete its cul-de-sac.

**5. Old/New Business** (click on underlined text to view documents)

**6. Review and Approval of the minutes for:** (click on underlined text to view documents)

November 12, 2025; November 19, 2025; December 3, 2025

**7. Adjournment**

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