



Community Development Department

Town of Windham, New Hampshire

3 N. Lowell Road, Windham, NH 03087 | (603) 432-3806 Ext. 2 | 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.