



Community Development Department

Town of Windham, New Hampshire

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

Conservation Commission Agenda

February 12, 2026

7:00 PM Community Development Department

3 N Lowell Road, Windham, NH 03087

Agenda items and order may be modified at the discretion of the Commission.

Attendance:

ZBA:

Case 03-2026

Parcel 17-C-105

Applicant- Edward N. Herbert Associates, Inc.

Owners- Wrap Development III, LLC

Location- 6 Cross St

Zoning- Residential District A/ WPOD

The application requests a variance from Sections 405.2, 405.3 and 702/ Appendix A-1, to allow an existing structure with an approximate pad of 1,067 sq ft with its accessory 120 sq ft shed, to be razed and replaced with a new single family dwelling that will have an approximate 1,908 sq ft pad, on a 10,098 sq ft, pre-existing, non-conforming lot of record. The proposed home will have 0 ft of frontage on a Class V Rd, with a 23' front property line setback and 6' rear property line setback. Lastly, the application requests relief to allow an increase in volume from approximately 13, 726 cu ft to 49, 704 cu ft and to allow for an increase in the non-conformity with the front and rear setbacks. Under the Windham Zoning Ordinance (WZO), the minimum lot requirement, frontage, and setbacks are as follows. 50,000 sq ft minimum lot size in the Residential District A, 175 ft of road frontage, a 50 ft front setback and 30 ft setbacks from the side and rear property lines. Additionally, replacement of pre-existing, non-conforming structures may not increase the area and/or volume, nor increase in the non-conformity of the structure that is being replaced.

Case 04-2026

Parcel 17-C-20

Applicant- Edward N. Herbert Associates, Inc.

Owners- Wrap Development III, LLC

Location- Cross St

Zoning- Residential District A/ WPOD

The application requests a variance from Section 702/ Appendix A-1, to allow the construction of a new Single-Family Dwelling (SFD) with an approximate 2,058 sq ft pad, on a pre-existing, non-conforming, 8,688 sq ft lot of record, where 50,000 sq ft is required. The proposed home will have 0 ft of frontage on a Class V Road, where 175 ft is required with a 10' front setback, where 50' is required, as well as a 13' setback on the easterly side, and a 14' setback on the westerly side, both of which require a 30' setback.

PB:

Old business/ New business:

Beekeeping on Conservation Properties

Deer Leap:

Golden Meadow:

Fessenden Dam:

Clyde pond/ Gage:

Campbell Farm Updates:

Deer Leap/Moeckel Pond:

Fosters Pond:

Rt 28 Town Forest:

Trails Committee items:

Intent to Cut:

Wetland Permits:

Invoices:

Meeting Minutes Review and Approve: [1/22/26](#)

Non-public session under RSA 91A: 3 II. Non-Public Session (If needed)

Adjournment

Next meeting February 26, 2026