



Planning Board Meeting Agenda

October 19, 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:**
[August 3, 2022; August 10, 2022; September 7, 2022; September 14, 2022; and October 5, 2022](#)
3. **Address NH Supreme Court order (No. 2021-0473) and NH Housing Appeals Board order (No. PBA-2021-04) re: Ten Harris Road LLC v. Town of Windham (a.k.a 64 Mammoth Road, PB Case 2019-19F)**
4. **Possible reconsideration of Case 2022-19 (61 Roulston Road)**
5. **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 2022-28 – 5 Enterprise (Parcels 11-C-425); Preliminary Major Site Plan; Zone – Commercial District A, WPOD, and WWPD**
The Applicant, Joe Maynard – Benchmark LLC, representing property owner, Indian Rock Office Park LLC, seeks a Preliminary Site Plan, to construct a new 2,500 square-foot commercial building for a potential restaurant that includes a drive-thru, outdoor patio, and other site improvements.
 - b) **Case 2022-29 – 28 Fish Road (Parcel 21-V-230A); Major WPOD; Zone – Residence A and WPOD.**
The Applicant, Joe Maynard – Benchmark LLC, representing property owner, Arthur Breslin, seeks a WPOD Major Land Development Application to construct a new single-family dwelling on a preexisting, non-conforming lot.
 - c) **Case 2022-27 – 2 & 4 Cheryl Rd (Parcel 21-H-16A & 16C); Major Final Subdivision and WPOD Site Plan/ Subdivision; Zone – Residential A and WPOD**
The Applicant, Shayne Gendron-Edward N. Herbert Assoc. Inc, and Owners, William and Marion Deluca, are seeking a Final Minor Subdivision and a Site Plan/Subdivision WPOD permit. The owners would like to revise the lot lines between the two lots, reducing lot 21-H-16 from 53,512 to 39,000 sf and adding the land to lot 21-H-16C. The proposal was also granted a Variance to raze the existing home on lot 21-H-16C to allow for a larger home to be built 6' from the property line. The home that is on lot 21-H-16A will remain.

(continued on 2nd page)



d) **Case 2022-32 – 33 London Bridge Road (Parcel 14-B-2809); Conceptual Subdivision; Zone – Rural and WWPD**

The Applicant, Edward N. Herbert Assoc. Inc, and Owner, Dukenzbret LLC, are seeking a Conceptual Subdivision for a proposed 16-lot subdivision with each lot containing one single-family dwelling and its own private well and state-approved septic system.

6. **Old/New Business**

7. **Adjournment**

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