



**Planning Board Design Review Subcommittee**

**Meeting Minutes Approved**

**Wednesday, January 4, 2023, @ 1:00 PM**

Community Development Meeting Room

3 North Lowell Road, Windham, NH

Present: David Blundell; Alexandra Tokanel (alt.); Renee Mallett, Corey Porter (Alt)

Applicant: Karl Dubay

Staff: Chris Sullivan, Assistant Community Development Director / Planner

Absent: Brenda Behling, Aaron Maynard, Peter Griffin

**1. Call to Order – 1:07 pm**

**2. [Case 2022-37](#) – 70-72 Range Road (Parcels 17-H-30 and 17-H-31); Major Final Site Plan, WWPD Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPD, and WPOD**

Karl Dubay provided an overview of the site plan.

Renee Mallett inquired on the type of siding and the landscaping in the rear and along the patio. (Response: Hardie board-type material. Not vinyl. The designer added some planting along the rear of the parking lot. Karl said they were not going to touch many of the trees and natural plant material at the rear of the property. Karl said there was not much room along the walkway but will investigate planters.

Renee Mallett: asked how many Tenants there are going to be. (Response: 4).

David Blundell: ask where the HVAC equipment would be. (Response: Karl said it was going to be on the roof on the right side. There would be a cutout and there would be fencing to hide it. The architect was working on the details.)

David Blundell: asked what type of LED was being used for the project. Response: Karl was not sure what the lumens would be. David asked to keep them below 3000 or 4000. Karl said that he could show that in his plans.

Jacques Lopez: Mr. Lopez is a neighbor from across the street and he has some concerns about the landscape that Karl had on his plans would not match what would be installed. Chris Sullivan (Planner) said that he would make sure that this was done according to plan. Karl thought Randy from his office had already sized up the material, but Karl suggested that Chris look at the plant list and see if there is any material he could make. Karl said that once the architect completes the change, he could meet with the committee and show them the changes.

**3. Adjournment – 2:00 pm.**