



Design Review Subcommittee Meeting Minutes

May 20, 2025 @ 1:00 PM

Community Development Meeting Room

In Attendance:

Al Letizio Jr. Applicant/Owner
Peter Griffin, Chair
David Blundell, Member
Jack Cortland, Member
Randy Knowles, The Dubay Group
Karl Dubay, The Dubay Group
Tim LaPorte, The Dubay Group

Case # 2025-10 – 31, 39 & 47 Enterprise Drive (Parcels:11-C-150, 11-C-125 & 11-C-100); Zone – Commercial District A & Professional Business & Technology; Preliminary Site Plan and Design Review Subdivision

The Applicant, Karl Dubay, The Dubay Group, Inc., representing property owners, AJ Letizio Professional Center, LLC (Parcels: 11-C-100 & 11-C-125) & the Town of Windham (Parcel: 11-C-150), seek a Preliminary Site Plan Application and Design Review Subdivision Application for a lot line adjustment/lot merger for the purpose of gifting land to the Town, constructing a park (on Parcel 11-C-150), to construct an accessory structure (on Parcel 11-C-100 after being merged with Parcel 11-C-125), and other associated site improvements.

Mr. Letizio gave an overview of the proposed Indian Rock Park, along with the history of the Indian Rock which preceded New Hampshire. The goal of the park is to create an environment for teaching and learning including an amphitheater, historic stone wall, and walking trails. Also proposed is an accessory barn.

Mr. Griffin inquired about the landscaping hoping for some color. Mr. Knowles stated it will be all natural. Mr. Griffin asked who would be responsible for maintaining the park. The responsibility for maintaining the park most likely would be the Recreation Department.

Mr. Blundell inquired about the type of lighting. Mr. Letizio stated it would be the same lighting as his other building on Enterprise Drive with some uplighting.

The committee inquired about the color of the barn and materials used. Mr. Letizio stated the color will be medium-gray charcoal carried over from Letizio's other buildings using the same trends.

Mr. Griffin inquired about the landscaping hoping for some color. Mr. Knowles stated it will be all natural.

Mr. Blundell inquired how much of the accessory barn would be visible from Rte. 111. Mr. Letizio stated not much, maybe the tip of the roof.

The committee is in support and very impressed with the overall project. Mr. Griffin made a motion to move the project forward. Seconded by Mr. Blundell. Motion passes 3-0.

Adjournment – 1:54 PM.