



*OLD VALUES - NEW HORIZONS*  
**COMMUNITY DEVELOPMENT**

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**Notice of Public Hearing**  
**Windham Planning Board**  
**September 15, 2021**

**7:00 PM at the Community Development Department**

*Notice is hereby given that the Windham Planning Board will hold a public hearing at the Community Development Department. The following applications have been submitted for review. If each application is deemed complete, a public hearing will immediately follow.*

**Public Hearing:**

**Case 2021-32 – Workforce Housing Design Review, 155 Range Road, (Parcel 22-R-1); Zone – Rural and WWPD**

The applicant, Joseph Maynard Benchmark LLC, representing property owner Mark Harvey, is proposing to develop this 8.02 acre parcel with fifteen (15) single family detached, three bedroom, homes in a condominium form of ownership pursuant to Section 619, Workforce Housing Overlay District.

**Case 2021-33 – Major WPOD Application, 66 Turtle Rock Rd, (Parcel 21-K-29); Zone – Residential A and Watershed Protection Overlay District (WPOD)**

The applicant, Ken Walsh of Ken Walsh Design/Build, LLC, representing property owner Glenn Williams, requests a Watershed Protection Overlay District (WPOD) Major Land Development Application for a proposed 14' x 26.63' deck and green infrastructure features on an existing three-bedroom dwelling.

**Case 2021-34 – Major Final Site Plan Application, WWPD Special Permit, Design Review Regulations Application, 71 Rockingham Road, (Parcel 8-C-20); Zone – Professional Business and Technology (PBT) and Rt. 28 Access Management Overlay District.**

The applicant, Karl Dubay of the Dubay Group Inc., LLC, representing property owner 71 Rockingham LLC-Neil Madden, Mgr., requests a Major Final Site Plan Application, WWPD Special Permit, and Design Review Regulations Application for a proposed 10,200 sq.ft. office building for both office and commercial use and includes 12 parking spaces, access road around the building perimeter, drainage, septic system, landscaping and other site improvements.

**Case 2021-35 – Major Preliminary Site Plan Application, 154 Rockingham Road, (Parcel 8-B-Lot 6200); Zone – Neighborhood Business and Wetland and Watershed Protection District (WWPD)**

The applicant, Richard Gregory of Edward N. Herbert Assoc., Inc., representing property owner Comrock, LLC Gerry Beique, Mgr., requests a Major Preliminary Site Plan Review for a proposed 3,600 sq.ft. commercial building, associated parking, and access. The lot contains 5.43 acres of land area and the proposed lot coverage is 1.5%.

**Case 2021-36 – Preliminary Site Plan, Design Review Subdivision Approval, and Wetland and Watershed Protection District (WWPD) Special Permit, 86 Rockingham Road, (Parcel 8-B-Lot 500); Zone – Residence B and Wetland and Watershed Protection District (WWPD)**

The applicant, Karl Dubay of the Dubay Group Inc., LLC, representing property owner 86 Rockingham Rd, LLC-Corey Garabedian, Mgr., requests a Preliminary Site Plan, Design Review Subdivision Approval, and Wetland and Watershed Protection District (WWPD) Special Permit for a 68 residential duplex residential units. The project was approved in February of 2019, but the approvals have lapsed. The site is 114 acres in size and 84 of them are proposed to remain as open space. Changes to the proposal since 2019 include, the provision of a clubhouse, architectural changes, and increase clear span for the bridge.

**Case 2021-37 – Minor Site Plan Review Application, 47A Roulston Road, (Parcel 8-C-101); Zone – Business Commercial District A and Wetland & Watershed Protection District (WWPD)**

The applicant, Karl Dubay of the Dubay Group Inc., LLC, representing property owner El Hefni Education Foundation, requests a Minor Site Plan Review to continue using the parcel for an educational use.

*Copies of all Planning Board material are available for review at the Windham Community Development Department during regular business hours and at [www.WindhamNH.gov](http://www.WindhamNH.gov). See "Planning Board" page; "Current Case Files". All members of the public are welcome to attend the public hearing in person, or watch live streaming on Windham Community Television, [wctv21.com](http://wctv21.com) or Comcast Channel 20.*