



COMMUNITY DEVELOPMENT  
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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE**

**December 13, 2022  
7:00 pm @ Community Development Department**

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593

Password: 250013

To join by phone: 1 646 876 9923

**Case #36-2022 Parcel 13-A-102 & 13-A-196B**

**Applicant – Edward N. Herbert Associates, Inc.**

**Owner – Ramos Real Estate, LLC**

**Location – 12 Roulston Road/Lamson Road**

**Zoning District – Limited Industrial District**

Variance relief is requested from **Sections 601.1.1, 601.1.2, 601.1.3, 601.1.4, 601.1.5, 601.4.8, 606.1, and 702/Appendix A-1** to merge the two pre-existing, non-conforming lots to create one large, less nonconforming lot. Additionally, the applicant is requesting to build a three-unit multi-family dwelling in the Limited Industrial District and locate said structure and waste disposal system within the required 100 ft buffer of the WWPDP, where such use and placement of structures is prohibited. Also, to permit a thirty (30') ft front setback, where fifty (50') ft is required and to permit a lot size of 39,342 SF for the merged lot, where at least 70,000 SF is required. The Applicant is seeking relief from the requirement to obtain a WWPDP Special Permit from the Planning Board and the required criteria for granting such permit.

**Case #37-2022 Parcel 24-B-4**

**Applicant – Craig M. Sr and Leah M. Whitcomb**

**Owner – Craig M. Sr and Leah M. Whitcomb**

**Location – 139 Lowell Road**

**Zoning District – Residential District A**

Variance relief is requested from **Sections 710.3.1** to permit the construction of a six (6) ft tall fence within the front yard of a corner lot property that has two required front yards, which is prohibited under the Windham Zoning Ordinance.

**Case #38-2022 Parcel 22-L-201**

**Applicant – Edward N. Herbert Associates, Inc.**

**Owner – Shawn Ford**

**Location – 15 Prescott Road**

**Zoning District – Residential District A / WPOD**

Variance relief is requested from **Sections 702/Appendix A-1** to permit an existing deck that was constructed without a building permit on a pre-existing, non-conforming lot, with a setback of thirty-nine (39) ft, where fifty (50) ft is required in the rear, and side yard setbacks of twenty-nine (29) ft on the left and nineteen (19) ft on the right where thirty (30) ft is required on each side.

**Case #39-2022      Parcel 18-L-300**  
**Applicant – Angle Wood Pond Realty Trust, Inc.**  
**Owner – Angle Wood Pond Realty Trust, Inc.**  
**Location – 55 Range Road**  
**Zoning District – Mixed Use (PBT / Residential District A / WPOD)**

Variance relief is requested from **Sections 602.1.6.2, 603.1, 614.2** to permit 100 multi-family dwelling units, which would include 28 two-bedroom units in the Residential District A, 56 two-bedroom units in the Professional Business Technology (PBT) District, and 16 one-bedroom dwelling units also in the PBT District. The application is also requesting the 16 one-bedroom dwelling units in the PBT to permit Customary Home Occupation(s), which are proposed to be located above professional and business offices in four mixed-use buildings, without being required to obtain a Conditional Use Permit.

**Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at [www.windhamnh.gov/AgendaCenter](http://www.windhamnh.gov/AgendaCenter).**

**Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8am – 4pm**