



Windham Planning Board

Notice of Public Hearing

January 8, 2020

7:00 PM - Community Development Department
3 North Lowell Road, Windham, New Hampshire

In accordance with the provisions of RSA 675:3 (II), the Windham Planning Board will conduct a public hearing at the time/place specified above, on the following proposals to amend the Windham Zoning Ordinance and/or Windham Zoning Map and local Building Codes:

Citizen Petition #1

“Are you in favor of Town amending the Town of Windham Zoning Ordinance to rezone Tax Map 9-A-500 to Residence B to allow its owner to develop the property as a multifamily having 75% of the units being offered at market rate and 25% being offered as workforce housing units? The subject parcel is presently located in the Rural District.”

Planning Board Amendment #1: Wetland and Watershed Protection District

This amendment would simplify the language in the Wetland and Watershed Protection District Ordinance (Section 601) by using the acronym WWPD in that section.

Planning Board Amendment #2: Residence Districts

This amendment would add new language to the Purpose Clause of Section 603 relating to Residence Districts, including language which differentiates between housing in Residence A Districts (predominantly single family homes) from housing in Residence B and C Districts which allows a greater diversity of housing options.

Planning Board Amendment #3: Housing for Older Persons

This amendment would clarify that an applicant proposing Housing for Older Persons under Section 610 may (as opposed to must) satisfy their obligation to provide additional facilities and services by providing a community gathering space or similar recreational facility.

Planning Board Amendment #4: Cobbett’s Pond and Canobie Lake Watershed Protection Ordinance

This amendment would modify the calculation of “impervious surface” under the Cobbett’s Pond and Canobie Lake Watershed Protection Ordinance (Section 616) by excluding up to one-hundred fifty (150) square feet of area under retaining walls of twelve (12’) feet of less in width.

Planning Board Amendment #5: Cobbett’s Pond and Canobie Lake Watershed Protection Ordinance

This amendment would simplify the language in the Cobbett’s Pond and Canobie Lake Watershed Protection District (Section 616) by using the acronym WPOD in that Section.

Planning Board Amendment #6: Cobbett’s Pond and Canobie Lake Watershed Protection Ordinance

This amendment would modify the requirements for filing a “major” or “minor” Watershed Application under Section 616.6.1 of the Cobbett’s Pond and Canobie Lake Watershed Protection District by generally requiring a “major” application for any development proposal that results in a post-development impervious surface of more than twenty (20%) percent of the lot, and requiring a “minor” application for any other development which results in an increased impervious surface.

Planning Board Amendment #7: Historic District

Amend Windham Zoning Map by rezoning Map 7-A-500 located at 84 Governor Dinsmore Road, and generally known as the Dinsmore Memorial Lot from Rural District to Historic District.

Planning Board Amendment: Building Codes

This amendment would affirm the adoption of enforcement procedures under the newly adopted State Building Code (RSA 155-A) and adopt a series of local amendments to the new codes to adapt them for application in Windham, including adding site plan requirements that specify that application plans must include the existence and location of all public and private easements and all setbacks required under the Windham Zoning Ordinance.

In accordance with RSA 675:3 (II), the full text of all the foregoing amendments is available for review in the Windham Community Development Department during regular business hours. All members of the public are welcome to attend the public hearing.