



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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**Windham Planning Board
Notice of Public Hearing
January 18, 2012
7:00 pm at Community Development Department**

Notice is hereby given that the following public hearings will be held on Wednesday January 18, 2012 at 7:00 pm in the Community Development Meeting Room. The following applications have been submitted for review. If the applications are deemed to be complete, the public hearings will immediately follow.

Case#2011-24/Minor Site Plan

A Minor Site Plan Application has been submitted for 68 Rockingham Road (8-B-1) zoned Commercial A and located in the Wetland and Watershed Protection District (WWPD). Greg Peters, of Greg's Auto Village of Windham, on behalf of the owner ADRS Realty, LLC is proposing to reconfigure the parking area on the site to include 34 parking spaces for cars for sale, 7 employee parking spaces in the garage, 5 parking spaces outdoors, 3 customer parking spaces, and 1 handicapped parking space. The proposal is also to convert the 2-way driveway into a 1-way driveway. No paving, grading, or drainage improvements are being proposed.

Case#2011-36/Major Site Plan

A Major Site Plan Application has been submitted for 128 North Lowell Road (Lot 2-A-1100) in the Neighborhood Business District. The applicant, Joseph Maynard, of Benchmark Engineering, Inc., on behalf of the owners Jonathan and Katherine Normington, is proposing the following changes to the approved site plan: to expand the existing business from take-out only to both take-out and eat-in (22 seats) with seasonal outdoor seating (an additional 22 seats); to expand by having seasonal outdoor retail products on display and for sale (1,000 total sq. ft. total retail space); to add a 600 sq. ft. addition for a walk-in refrigerator and additional kitchen area; to utilize 1,506 sq. ft of space for warehouse space, and; to add an additional 23 paved parking spaces to the existing amount of 12 parking spaces to accommodate the expansion of use. The proposed parking area would be accessed by a new 15' wide driveway off of North Lowell Road.

Copies of all Proposed Zoning Amendments for the 2012 Town Meeting are available for review at the Windham Community Department during normal business hours, as well as on the Town web site. All members of the public are welcome to attend the public hearing. To ensure timely inclusion among the Board's written materials, residents' written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.