



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Meeting Agenda
February 1, 2012
7pm @ Community Development Department

1. Call to Order/Attendance/Pledge of Allegiance

2. Public Hearings:

A. Case#2011-24/Minor Site Plan

A Minor Site Plan Application has been submitted for 68 Rockingham Road (Lot 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 a total of 34 parking spaces for cars for sale, 2 parking spaces for customers, 1 handicapped customer parking space, 5 outdoor parking spaces for employees, and 7 employee parking spaces in the two garages. The proposal is also to convert the 2-way driveway into a 1-way driveway. No paving, grading, or drainage improvements are being proposed.

B. 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) for a total of 44 new seats; to have 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 existing 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.

C. Case#2012-3/Minor Site Plan

A Minor Site Plan has been submitted for Lakeview Farm, a housing community for older persons located on Harvest Road (Lot 17-I-201), located in the Rural District, Wetlands and Watershed Protection District (WWPD), and 100-year flood plain. The applicant, Joseph Maynard of Benchmark Engineering, on behalf of the owner, Lakeview Farm, LLC, is proposing to amend the existing approved Site Plan which restricts the age of all residents living in community to being aged 55 years of age or older to restricting the age of one (1) person being 55 years of age or older and the remaining occupant to be 21 years of age or older. No physical modifications are proposed for the structures or other areas of the site.

- 3. Prioritizing workshop topics for 2011-2012**
- 4. January Planner's Report**
- 5. Meeting Minutes-Review and Approve**
 - December 28, 2011
 - January 4, 2012
- 6. Member Binder Update-2005 Master Plan Goals to work on in 2012 (Tab 12)**
- 7. Old/New Business** (Not to include discussion of pending applications or decisions on matters requiring Public Notice)
- 8. Adjournment**

Next Meeting Dates:
February 14th-Joint meeting with ZBA
February 15th-Regular Meeting

No new business after 10pm unless agreed to by the Planning Board.
Any remaining items will be placed on the agenda for the next available Planning Board meeting.
Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806.