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COMMUNITY DEVELOPMENT

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Design Review Subcommittee 2/15/13 Draft Minutes

Subcommittee Members in Attendance: Mike Martel, Peter Griffin and Paul Gosselin

Subcommittee Members Excused: Brenda Behling and David Demers

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 11:30am. The purpose of the meeting was to review and comment on the revisions to the Design Review application for 49 Range Road (18-L-400) Major Site Plan Application Case 2012-34.

Steve Haight, Haight Engineering was in attendance to present the application.

At the 2/4 meeting, the Subcommittee went through the checklist of items and unanimously agreed that all the applicable requirements have been met. The Committee made the following 4 recommendations to the applicant:

- 1) Add snow storage locations to the site plan
- 2) Add an additional dumpster for the proposed building, which is to be located by the loading area and it should be properly screened with a fence
- 3) Strongly encourage the owner to concern freestanding signage for the tenants of the proposed building
- 4) Add the lighting for the wall signs to the site plan and lighting plan calculations

The Subcommittee wanted these items to come back to them, which is the purpose of this meeting.

Steve ran through each of the items:

- Snow storage has been shown on the plans at edge of pavement where there are no landscape plantings
- A dumpster was added and the location shown. There are details on the plan which show the screening to be used
- The current freestanding sign is as large as it can be under the current zoning and the property owners are not planning on seeking a variance at this time to change the sign, therefore no changes have been made to the plans
- The lights for the wall sign have been added to the plans and the lighting plan has been modified accordingly. They are the same lights as on the current building

Paul asked about the issue mentioned at the last meeting about the existing dumpster. Steve stated that that the screening will be taken care of prior to the 3/6/13 Planning Board public hearing.

A motion was made by Paul to recommend this application to the Planning Board as amended. The motion was seconded by Mike. 3-0 vote

The 2/4/13 draft minutes were approved 2-0-1.

Mike made a motion to adjourn. Peter seconded the motion. 3-0 in favor. The meeting adjourned at 11:45am

Submitted by Laura Scott, Community Development Director