



Technical Review Committee Agenda

To: Assistant Chief Brady & Deputy Chief Saulnier, WFD; Chief Lewis, WPD; Dennis Senibaldi, General Services Director; David Curto, Conservation Commission; Renee Mallett, Carol Pynn, Wendy Williams, Frank Farmer, and Zafar Farooqui HD/HC; Steve Keach, KNA;
CC: David Sullivan, Town Administrator; Chris Sullivan, Assistant Director / Planner
Applicants: Karl Dubay, The Dubay Group; Joe Maynard, Benchmark LLC; Wendy Lundquist

From: Alexander Mello, Director

Re: TRC Meeting Agenda – March 24, 2022 @ 10:00 AM

Case 2022-07 – 19 Armstrong Road (Parcel 17-M-32); WPOD Major Land Development Application; Zone – Residence A and Watershed Protection Overlay District (WPOD).

The applicant, Benchmark LLC, and property owners, David and Erin Rogers, seek a Major WPOD land development application, pursuant to WZO Section 616.6.1.2, to replace an existing asphalt driveway with permeable material, construct a farmer’s porch on the home, and to add a new deck on the lakeside of the structure. The total approximate impervious area will decrease from 27.8% to 26.6%.

Case 2022-08 – 20 First Street (Parcel 16-Q-179); WPOD Major Land Development Application; Zone – Residence A and Watershed Protection Overlay District (WPOD).

The applicant, Benchmark LLC, and property owner, Henry C. Forde Heirs c/o Richard Forde, seek a Major WPOD land development application, pursuant to WZO Section 616.6.1.2, to construct a new single-family home. Post-development impervious coverage will be approximately 28.7%.

Case 2022-09 – 2 Winter Street (Parcel 19-B-912); Minor Site Plan Application; Zone – Rural

The applicants and owners, Robert and Pamela Lundquist, are submitting a Minor Site Plan application, pursuant to Site Plan Regulations Sections 303 and 602 to establish a new parking area on the premises to accommodate overnight parking of motor homes/recreational vehicles associated with agritourism activities per RSA 674:32-b(II).

Case 2022-10 – 70-72 Range Road (Parcel 17-H-30 and 17-H-31); Major Final Site Plan, WWPD Special Permit, WPOD Site Plan / Subdivision Land Development Application, and Final Subdivision; Zone – Gateway Commercial District, WWPD, and WPOD

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Crystal Ball Enterprise, LLC, is submitting a Major Final Site Plan (pursuant to Site Plan Regulations Sections 304 and 603), WWPD Special Permit (pursuant to WZO Section 601.4.8), WPOD Site Plan / Subdivision Land Development Application (pursuant to WZO Section 616.6.1.1), and Final Subdivision (pursuant to Subdivision Regulations Sections 202, 404, and 600) to construct a new 7,068 SF multi-tenant commercial building (proposed deli and office space), parking, access, and site improvements.