



Technical Review Committee Agenda

To: Assistant Chief Brady & Deputy Chief Saulnier, WFD; Chief Caron, WPD; Dennis Senibaldi, General Services Director; John Devlin, General Service Manager; David Curto, Conservation Commission; Renee Mallett, Carol Pynn, Wendy Williams, and Frank Farmer HD/HC; Steve Keach, KNA;

CC: Brian McCarthy, Town Administrator; Alex Mello, Community Development Director; Julie Suech, Planning Technician; Mike McGuire, Building Inspector
Applicants: Joe Maynard, Benchmark LLC; Shayne Gendron, Edward N. Herbert and Assoc. Inc.

From: Chris Sullivan, Assistant Community Development Director

Re: TRC Meeting Agenda – September 21, 2022 @ 10:00

- 1. [Case 2022-28](#) – 5 Enterprise (Parcels 11-C-425); Preliminary Major Site Plan; Zone – Residential A, WPOD, and WWP**
The Applicant, Joe Maynard – Benchmark LLC, representing property owner, Indian Rock Office Park LLC, seeks a Preliminary Site Plan, to construct a new 2,500 square foot commercial building for a possible restaurant that includes a drive-thru, outdoor patio, and other site improvements.
- 2. [Case 2022-29](#) – 28 Fish Road (Parcel 21-V-230A); Major WPOD; Zone – Residence A and WPOD.**
The Applicant, Joe Maynard – Benchmark LLC, representing property owner, Arthur Breslin, seeks a WPOD Major Land Development Application to construct a new single-family dwelling on a preexisting, non-conforming lot.
- 3. [Case 2022-30](#) – 13-15 Rockingham Road (Parcels 13-A-9 and 13-A-10); Major Final Site Plan; Zone – Commercial District A and Rt. 28 Access Management Overlay District**
The applicant, Joe Maynard – Benchmark LLC, representing property owner Rockingham Road Really Trust, seeks a Major Final Site Plan, to modify a previously approved Site Plan (Case 2022-04, March 2, 2022) to construct two commercial buildings – a 5,400 sq. ft. two-story restaurant with covered and open outdoor seating and a 11,125 sq. ft. commercial building and various site improvements. The proposed modification is to convert previously approved landscaped area behind the proposed drive-thru into impervious parking spaces that will reduce the green space area to 20%, which received a Variance (Case 22-2022, August 23, 2022). Signage welcoming parking by rail trail users is proposed.