



Technical Review Committee Summary

To: Derek Monson, Planning Board Chair
CC: Chris Sullivan, Assistant Director / Planner; David Sullivan, Town Administrator;
Applicants: Karl Dubay, The Dubay Group; Richard Gregory, Edward N. Herbert Associates; Rick Dieterle, RLD Properties, LLC.
From: Alex Mello, Director

Re: TRC Meeting Summary – January 4, 2022 @ 10:00 AM

1. **Case 2021-60 – 6-8 Maple Street (Parcels 13-A-360 and 13-A-362); Conceptual Site Plan; Zone – Limited Industrial District and Residential A District**

The applicant, RLD Properties, LLC, and property owner, Armano Realty Investments, Inc, is seeking a conceptual site plan review for a proposed 19,500 square foot metal building to house two full-size basketball courts, restrooms, office, and a vending machine area to be used for a local multi-sport practice facility.

Chief Gerry Lewis, Windham PD: Concerned about road width, snowbanks in the winter will make it even narrower.

Assistant Chief Steve Brady, Windham FD: Inquired on the plan for fire suppression. Will need a full code analysis to determine if a large capacity cistern is required. Has concerns with parking capacity/design and the narrow site access. Public safety response is important due to the likelihood of sports injuries. Doesn't seem like the right location for such a use.

Carol Pynn, HD/HC: This historic Canobie Lake neighborhood would be impacted by this project. There are a number of homes in the area with styles consistent with the styles of the period. All have been surveyed by the NHDER. The proximity of this metal building would compromise this sensitive and historic area. Maple Street is a small road. What is the proposed entrance and exit?

Alex Mello, Community Development: There are zoning constraints with this parcel such as frontage. A subdivision as discussed, would leave the lot without any frontage.

Chris Sullivan, Community Development: parking, needs 85 spaces. Access up to the site. A lot of houses right on the edge of the road and may not be feasible to widen.

2. **Case 2021-61 – 1 Sharma Way (Parcel 18-L-300); Major Final Site Plan, Major WPOD, and Design Review Regulations Application; Zone – Professional, Business, and Technology District (PBT) and Watershed Protection Overlay District (WPOD)**

The applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc. c/o Peter Weshonko, is submitting a Major Final Site Plan, Major Watershed Protection Overlay District (WPOD) Application, and Design Review Regulations Application for a 10,200 square foot medical office building and associated site improvements on Pad B of the Gateway Park Master Plan.

John Devlin, General Services: Inquired if Sharma Way is private or public. (It is private)

Chief Gerry Lewis, Windham PD: Inquired on the current status of the timing on traffic signals. Encourages site signage for patrons who desire to exit west via Building K, because folks might still want to turn right near Citizens and illegally u-turn at Delahunty Drive.

Assistant Chief Steve Brady, Windham FD: Inquired on the status of the vehicular and pedestrian interconnect to the adjacent parcel. Will need a full code analysis to determine fire protection specifics.

Carol Pynn, HD/HC: Historic concerns are Canobie Lake impact and traffic.

Chris Sullivan, Community Development:

- A key should be added to indicate what symbols mean such as paver, cobbles etc.
- Around the Islands there is triangle painted into the crosswalks.
- On sheet #4, there is wording being covered up by the crosswalk.
- The plan set should be cleaned up as there are a lot of lines going through text.
- Are the cobbles at the roundabout being installed as apart of completing the road?
- Are there going to be plantings in the island of the roundabout?
- How tall are the parking lot poles?
- Are all sidewalks to be concrete?
- On the walkway going to the steps to the adjacent building, there is a rock wall blocking the steps.
- On page 9, typical standard pavement section there is a 1" and a 2", I'm guessing that is the binder and top coat.
- How is the bike rack being anchored?
- Where are the bollards going?
- Planting plan, looks like some of plant symbols are not in the plant list.

Alex Mello, Community Development: Pond associations recommended a clean solutions septic system.

3. [Case 2021-62](#) – 47 N. Lowell Road (Parcel 11-A-885); Preliminary Site Plan; Zone – Residence B District and Watershed Protection Overlay District (WWPD).

The applicant, Peter Zohdi of Edward N. Herbert Associates, representing property owner, Nesmith Meadow, LLC, is seeking a preliminary site plan review for a 57-unit development consisting of 56 duplex-style units, 1 single-family unit, a clubhouse, and associated site improvements.

John Devlin, General Services: How does the proposal tie into the hammerhead at Cardinal Road? Is there going to be a gate? Would the town road be extended? Hammerhead at end of cardinal is a pain to plow, look at the end.

Carol Pynn, HD/HC: This large community of housing would impact an already overloaded N. Lowell Road and the impact on our schools would be considerable. Will there be a new road to alleviate traffic on N, Lowell Rd? There would also be an impact on police and fire departments. What are the associated site improvements?

Assistant Chief Steve Brady, Windham FD: If there is a gate, FD would want a turnaround on the N. Lowell side of it. Preference is for a through open connection. If not, would want some ability to turnaround. Inquired on whether or not the units have 13d suppression or cisterns?

Chief Gerry Lewis, Windham PD: Would prefer through access as well and a turnaround before a gate if such is included.