



Technical Review Committee Meeting Summary

To: Planning Board
CC: Brian McCarthy, Town Administrator; Julie Suech, Planning Technician; Alex Mello, Community Development Director; Applicants
From: Chris Sullivan, Assistant Community Development Director
Date: July 14, 2022
Re: TRC Meeting Summary – June 16, 2022 @ 10:00 AM

1. Pre-Application meeting, 47 North Lowell Road (Parcel 11-A-885); Zone – Residence B District and Wetland and Watershed Protection District (WWPD).

The applicant, Peter Zohdi of Edward N. Herbert Associates, representing property owner, Nesmith Meadow, LLC, is seeking a pre-application meeting for a 50-unit duplex-style development. The proposal was discussed previously under the preliminary application [2021-62](#).

- **Deputy Chief Jim Saulnier, Windham FD:**
 - o Would prefer open connectivity to Cardinal without a gate. If there is a gate, need to keep snow cleared and provide storage.
 - o Recommends 13-D suppression in each unit. If water supply is not adequate, will accept cisterns.
 - o The proposed 8% max. grade is acceptable.
 - o Recommends the island to be removed near units 24 and 25.
- **Carol Pynn, HDC/HC:**
 - o Would like to have Commission input on proposed road names because it is a historic area.
- **Alex Mello, Community Development:**
 - o If there is non-gated connectivity to Cardinal, recommend a stop bar and sign at the intersection.

2. [2022-15](#) – Allen Road (Parcels 13-J-53, 12B, 9, 8, 52, 80, 80A, 50, and 51); Minor Subdivision; Zone – Rural.

The Applicant, Joe Maynard of Benchmark LLC, is seeking Minor Subdivision approval to adjust lot lines of multiple parcels along Allen Road. The purpose is to grant land south of the new alignment of Allen Road to the adjacent land owners.

- **Deputy Chief Jim Saulnier, Windham FD:** no comment.
- **Carol Pynn, HDC/HC:** no comment.
- **Alex Mello, Community Development:** no comment.

3. [2022-16](#) – 21 & 23 Third Street and 24 Fourth Street (Parcels 16-P-192B, 16-P-570, 16-P-1030); Minor Subdivision; Zone – Residence A and WPOD.

The Applicant, Joe Maynard of Benchmark LLC, is seeking Minor Subdivision approval to adjust lot lines between three parcels. The purpose is to swap land between parcels to account for an existing location of a well.

- **Deputy Chief Jim Saulnier, Windham FD:** no comment.
- **Carol Pynn, HDC/HC:** no comment.
- **Alex Mello, Community Development:** no comment.

4. [2022-17](#) and [2022-19](#) – 61 Roulston Road (Parcel 13-D-75); Preliminary Site Plan, WWPD Special Permit; Zone – Commercial A and WWPD

The Applicant, Joe Maynard of Benchmark LLC, and Owner, LTD Storage, LLC, is seeking Preliminary Site Plan, Major Final Site Plan, and a WWPD Special Permit to construct a storage building and associated improvements. The site received a Variance (ZBA Case 33-2021).

- **Deputy Chief Jim Saulnier, Windham FD:**
 - o Plan for water supply?
 - The Applicant is showing a well but could connect to water line.
 - o Proposed use?
 - The Applicant proposes dry goods storage and small office.
 - o Would want to see building design and will have more detailed comments at building permit review.
 - Applicant is most likely proposing a Morton style metal building.
- **Alex Mello, Community Development:**
 - o Is the parking area big enough for tractor trucks?
 - yes.
- **Carol Pynn, HDC/HC:**
 - o Will any sediment go into the brook?
 - Sheet flow is directed to a retention basin with a sediment filter.

5. **2022-18 – 171 Range Road (Parcel 21-F-40); Minor Subdivision and WPOD; Zone – Rural and WPOD**

The Applicant, Joe Maynard of Benchmark LLC, and Owner, 171 Range Road, LLC, is seeking subdivision approval and WPOD land development application to divide the lot into two lots, demolish the existing residence, and construct two new residences.

- **Deputy Chief Jim Saulnier, Windham FD:**
 - o Grade?
 - 10% - 12%, as allowed for private driveways.
 - o Width?
 - 12' and 2' shoulders on each side.
- **Alex Mello, Community Development:**
 - o Drainage?
 - Dripline on the houses, 13% and 10% impervious.
- **Carol Pynn, HDC/HC:**
 - o Why multiple driveways?
 - Sight distances for individual driveways would not meet DOT requirements.