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**Technical Review Committee Meeting Summary**

**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

**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 WWPD**

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.

- Jim Saulnier, Deputy Fire Chief:
  - what is the size of the building? (2,500 sq ft.)
  - wants to look at it more in-depth. He wants wider access to help with public safety response.
- John Devlin, General Services Manager:
  - asked if they could make the building smaller if he need to widen the road more.
    - Joe Maynard, Benchmark, said that he really could not shrink the building too much. It is pretty small now.

**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.

- Jim Saulnier, Deputy Fire Chief:
  - No comment
- Mike McGuire, Building Inspector:
  - Asked if the house was being built on the same foundation.
    - Joe Maynard, Benchmark, said no they would be demolishing the building. The applicant will build a new house.
  - Mike asked where the new well was going.
- John Devlin, General Services Manager:
  - Asked where the driveway was located

**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 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 an 11,125 sq. ft. commercial building and various site improvements. The proposed modification is to convert the 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 shall be installed welcoming parking by rail trail users is proposed.

- Jim Saulnier, Deputy Fire Chief:
  - No comment
- Mike McGuire, Building Inspector:
  - asked if this was already approved
    - Joe Maynard, Benchmark, said he is reducing his green space to add 17 spaces. Received a variance to do it.
- John Devlin, General Services Manager:
  - Asked what the structure was in the middle of the parking lot.
    - Joe Maynard, Benchmark, is a chamber system for drainage.