



Technical Review Committee Meeting

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

CC: Brian McCarthy, Town Administrator; Chris Sullivan, Assistant Director / Planner; Julie Suech, Planning Technician; Alex Mello, Community Development Director
Applicants: Edward Herbert Associates.

From: Chris Sullivan, Assistant Community Development Director

Re: TRC Meeting Agenda – 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](#).
- 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.
- 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.
- 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).
- 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.