



Technical Review Committee Meeting Summary

To: Planning Board

CC: Brian McCarthy, Town Administrator; Alex Mello, Director; Julie Suech, Planning Technician;
Applicant: Shane Gendon & Melissa Runde, Edward N. Herbert, Inc

From: Chris Sullivan, Assistant Director / Planner

Re: TRC Meeting Summary – June 2 @ 10:00 AM

1. **Case 2022-12 – 32 Walkey Rd (Parcels 12-I-112B); Windham Surface Water Protection District-WPOD Land Development Application, Zone – Residence District A**
 - The applicant, Edward N. Herbert, Inc., representing property owner, Barry & Donna Johnson, requests a Major Surface Watershed Protection Overlay District (WPOD) to rebuild an existing non-conforming structure and construct an addition with a footprint of approximately 804 SF on a pre-existing non-conforming lot.
 - **Deputy Chief Jim Saulnier, Windham FD:**
 - Asked how close the neighboring house was.
 - Shayne from Edward N. Herbert, Inc, said it was about 25'
 - Deputy Chief Jim Saulnier said that the NFPA recommends 30' but they could live with 25', if it was sprinklered.
 - Deputy Chief Jim Saulnier asked if the grades on the driveway would change
 - Shayne said it would stay the same
 - **HDC/HC:**
 - Carol Pynn Asked if the road was paved
 - Shayne said he believed that most of it was
 - **Steve Keach:** Absent
 - **PD: Chief Caron:** Absent
 - **General Services:** Absent
 - **Chris Sullivan, Assistant Community Development Director:**
 - Asked if the applicant was paving the Driveway was it part of their calculations?
 - Shayne said the state considers gravel impervious already

Chris Community Development comments:

1. No purpose of plan
2. Add planning board and owners signature blocks
3. Add ZBA approval to the Plans.
4. Add a seeding detail.
5. Is there going to be a walkway from the house to the driveway?
6. Topo line should be added to the legend. Add all abbreviations to the legend.
7. Where is the electrical coming from? Please show it.
8. Is there a maintenance schedule for cleaning out the drywells?
9. Is there a path through the woodland buffer to be able in install the silt fence? Will this need to be restored? Maybe in this area you use a silt sock to reduce the disturbance of the natural area.

10. What are the circled numbers with arrows on sheet one?
11. There is a line around the outside of the property on the existing conditions plan. Is it just showing the work area? If so, make it a different line type.
12. Is there a reason that the IRF is a different size and font than the rest?
13. There is a line missing on the edge of pond?
14. There are a bunch of strike throughs where you can't read the text.
15. On the existing Condition plan, is text missing? There is a break in the line.
16. Can you make the reference line a different line type? There are too many lines that look the same. Please differentiate and add them in the legend.
17. The text that reads Access to lot 17- I -112 could that be move so you can read it?
18. Does the drip edge run the whole length of the structure? If so, there should be a steel edge to keep grass from infiltrating the stone.