

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
DECEMBER 7, 2016**

MEMBERS PRESENT: Mike Bobinsky, Acting Chair, Keith Hoyle, Tim McLin and Scott McGlynn.

MEMBERS ABSENT: Shanna Saunders, Chair, Paul Robidas and Tim Metivier.

STAFF PRESENT: Tracy Gora, Planning Secretary.

Also present was Dale Smith-Kenyon of the Conservation Commission.
The meeting was called to order at 10:40 am.

1) Approval of the minutes of the meeting of November 2, 2016.

Motion: Bobinsky moved to accept the minutes of the meeting of November 2, 2016.
Seconded by McLin. Motion carried with a 4-0 vote.

2) OLD BUSINESS

A) Any old business that may come before the Committee.
None.

3) NEW BUSINESS

A) Trio Investments, LLC is seeking site plan approval for an event/meeting hall on property located at 49 Market Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 78, SITE #09-2016.

Geoff Aleva of Civil Consultants represented the applicant and addressed the Committee. Stated that the proposal is for a change of use from a church to a function hall with minor review for the building. Stated that the building is sprinklered and has City water and sewer. Stated that they will make two handicap parking stalls on the property and do some landscaping. Stated that there are some building changes and they will have to go before the HDC. Stated that they are changing a door to make it ADA compliant. Stated that they will change the lawn and make it more presentable. Stated they will be putting in a commercial kitchen hood on the side/hood to allow for catering. Stated that the big question was parking. Stated that the church never really had parking so they are relying on street parking. Stated that the owners will have a parking information package for the renters of the hall. Stated that they are trying to work with City staff on a public parking plan. Stated that there was a plan years ago but there isn't one now. Stated that they are requesting a waiver for the bike rack requirement because that won't go with the use. Stated that there will be an exit on the southern side and no trees will be affected.

Bobinsky asked if the water connection will need to be upgraded and stated that a change of use for will need to be filled out and submitted. Stated that there will likely be a fee but it is based on occupancy and load.

Aleval stated that there will upgrade the bathroom because it currently doesn't meet ADA regulations.

Bobinsky asked about the responsibility of the existing exterior staircase.

Aleva stated that there will be some repair work to that and it is on the applicant's property so they will be maintaining it.

Bobinsky stated that the proposed sign will need a separate permit and that he would like to work with the applicant on its placement.

Aleva stated that the placement of the sign will be up on a hill so he doesn't think it will be an issue with snow removal and won't be a sight distance issue.

Bobinsky asked about the note on Sheet L1 regarding the fire hydrant being cleared out by the Fire Department.

Aleva asked the Fire Chief on the process.

Hoyle stated that they usually ask the property owner to take care of it because it is difficult for the Fire Department to get to all the hydrants in the City.

Bobinsky asked that the applicant be sure to use correct standards for ADA compliance with signage and access. Stated that street parking will need to be addressed further. Stated that parking in the plaza was mentioned and asked if they would be willing to have a shuttle service.

Aleva stated that it won't be offered for all uses as there is a cost to it.

Bobinsky stated that maybe the City could work with them on that. Stated that some of the spaces in the plaza are permitted and that he doesn't want there to be an issue.

Aleva stated that he worked on a parking plan in the past with the Housing Authority.

Hoyle stated that the City will want to see a plan in writing before going to the Planning Board.

Aleva asked how it has worked in the past.

Hoyle stated that he needs to work with Saunders on that.

Bobinsky stated that he doesn't to using the plaza but that there may need to be a separate agreement or contract for the use. Stated that the City maintains that parking lot.

Hoyle stated that some of the spaces are used by the people who live in the plaza and have permits.

Aleva stated that it would usually be used on nights and weekends.

McLin stated that the City Ordinance speaks to the parking spaces in the plaza. Stated that there is a color coded plan on the parking. Stated that there are a lot of spaces along Main Street.

Brian Russell, property owner, addressed the Committee and stated that parking is a slippery slope and has been an issue since the beginning. Stated that there is a State RSA that speaks to parking. Stated that regarding a shuttle service, they won't be part of it and the onus would be put on the user.

Bobinsky stated that the City would still need to have a working relationship with the shuttle service so that there are not conflicts.

Russell stated that they would have to talk with the City on that.

Bobinsky stated that he just wants to do everything he can to make sure there are no issues. Stated that the City may want to be informed when there is an event planned.

Russell stated that he doesn't want to have to follow a requirement that other properties in this area don't have to follow. Stated that it should be the same expectation of parking for everyone and that he wants to be held to the standard of the State RSA on parking. Stated that he feels that parking should be at their disposal which is the same as everyone else.

Smith-Kenyon asked where snow storage will be.

Aleva stated that it will be pushed up as tight as they can to the sides.

Hoyle stated that a waiver request will be needed for the bike rack.

Motion: McLin moved that the application for Trio Investments be forwarded to the Planning Board noting that the applicant must work with Director Saunders on parking.

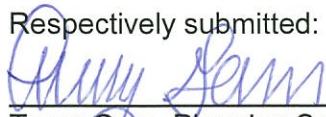
Seconded by Bobinsky. Motion carried with a 4-0 vote.

B) Any other new business that may come before the Committee.

None.

Motion: Bobinsky moved to adjourn the meeting.
Seconded by McGlynn. Motion carried with a 4-0 vote.
Meeting adjourned at 11:08 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee