

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
NOVEMBER 2, 2016**

MEMBERS PRESENT: Shanna B. Saunders, Keith Hoyle, Mike Bobinsky,
Tim McLin, Paul Robidas and Tim Metivier.

MEMBERS ABSENT: Scott McGlynn.

STAFF PRESENT: Tracy Gora, Planning Secretary.

The meeting was called to order at 2:30 pm.

1) Approval of the minutes of the meeting of October 5, 2016.

Motion: Hoyle moved to accept the minutes of the meeting of October 5, 2016.
Seconded by Bobinsky. Motion carried with a 5-0-1 vote with Robidas abstained.

2) OLD BUSINESS

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

3) NEW BUSINESS

A) SWCE Holdings, LLC is seeking a conditional use permit and site plan approval for parking lot expansion and storage on property located at 10 Centre Road, in the Industrial (I) District, Assessor's Map 04, Lot 06, CUP #02-2016 and SITE #15-2016.

Saunders stated that a conditional use permit is also being requested so Dale Smith-Kenyon from the Conservation Commission is also here to review this.

Rick Dolce with CLD Consulting Engineers, Inc. represented the applicant and addressed the Committee. Stated that the parcel is just under seven acres and that the business is a geotechnical service. Stated that the company stores its big rigs, truck and trailers off-site and has to pay for storage but would like everything to be stored on-site to eliminate that overhead. Showed the existing conditions plan and stated that they want to expand for parking and storage to the north. Stated that they will install a rain garden to collect runoff and that it will be treated before going into the groundwater. Stated that the basin area is about an acre and flows to the wetlands. Stated that they are improving drainage and reducing flow and velocity. Stated that they have prepared up to a 50-year storm event. Stated that the existing driveway is already in setbacks.

Bobinsky asked which rain event they prepared for.

Dolce stated that he went to a 50-year storm event.

Bobinsky asked about what portions of the development are within the wetland buffer.

Dolce showed on the plans where the 50 foot and 25 foot buffer setbacks are. Stated that the minimize the impact the best they could, he brought the edge of pavement

outside of the 50 foot buffer. Stated that there are some vehicles brought on-site now but that most of it is off-site.

Saunders asked if it would make sense to model a 100-year storm event to know what happens.

Bobinsky stated that they may want to do that.

Saunders stated that it would help the City to know that information.

Discussion on drainage.

Dolce stated that he can modify the size of the rain garden. Stated that the applicant is asking about crushed gravel for money savings.

Saunders stated that there is no way of preventing it from going to the rain garden. Stated that it is just sheet flow now.

Dolce talked about having a more densely vegetated buffer.

Robidas asked if pervious pavement would help.

Dolce stated that he doesn't think the applicant wants to use that as it is more cost prohibitive. Stated that infiltration isn't ideal for pervious pavement. Stated that he will check with his client though.

Robidas stated that he would like to see pervious pavement used.

Dolce stated that he will talk with his applicant but that he would rather use traditional pavement. Showed the turning radius and stated that it is kind of tight and wouldn't be good for pervious pavement. Stated that there is a lot of upkeep.

Robidas asked about using a combination of porous pavement and cement.

Dolce stated that concrete gets more expensive and that they would prefer to just do all asphalt. Stated that he can make the rain garden bigger.

Saunders stated that there is a drainage pipe across the driveway and asked how far under the pavement it is. Asked if it will hold up with big trucks driving on it.

Dolce stated that there is about five feet of cover and that the weight is distributed. Stated that no utilities are being updated for this proposal.

Saunders asked if the big rigs will interfere with the existing overhead wires.

Dolce stated that he will look more closely at that.

Saunders stated that a stormwater maintenance plans needs to be submitted but that it probably doesn't need third party review. Asked about the straw wattle in the swale and

what its function is. Stated that a bike rack is not shown and that a waiver may be requested for that. Stated that all lights need to be down lit and shielded.

Dolce stated that lighting hasn't been discussed but was presumed that what they have is good for their needs. Stated that he will talk with them more.

Smith-Kenyon with the Somersworth Conservation Commission asked about snow storage and removal.

Dolce showed on the plans and stated that there will be a split rail fence to protect the rain garden. Stated that the snow will probably be plowed to the northeast of the site where there is a snow shelf. Stated that he will show on the plans.

Metivier asked what will be stored on the site.

Dolce replied that they will be storing truck parts and materials for development.

Bobinsky stated that he is interested in Low Impact Development (LID) and that porous pavement was brought up. Stated that what stood out to him was durability and that the weight of the big trucks can be an issue on porous pavement. Asked more about its strength.

Dolce stated that the issue isn't so much the weight as the turning. Stated that it doesn't lock together as well because it is designed to allow leaching. Stated that he feels that it is useful in the right application but is not good here. Stated that he would rather see the soil treat the runoff.

Metivier stated that The Works Health and Fitness Center has porous pavement for their parking stalls and regular pavement for the travel lanes.

Motion: Metivier moved to forward the SW Cole site plan application to the Planning Board with the modifications that were discussed.

Seconded by Hoyle. Motion carried with a 6-0 vote.

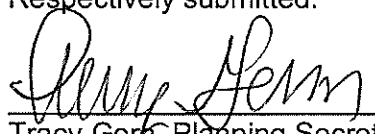
B) Any other new business that may come before the Committee.

Motion: Robidas moved to adjourn the meeting.

Seconded by Hoyle. Motion carried with a 6-0 vote.

Meeting adjourned at 3:00 pm.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee