

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
JANUARY 6, 2016**

MEMBERS PRESENT: David Sharples, Mike Bobinsky, Tim McLin, Keith Hoyle, Scott McGlynn, Paul Robidas, Imants Millers and Tim Metivier.
MEMBERS ABSENT: None.
STAFF PRESENT: Tracy Gora, Planning Secretary.

The meeting was called to order at 10:38 am.

1) Approval of the minutes of the meeting of September 29, 2015.

Motion: Hoyle moved to accept the minutes of the meeting of September 29, 2015.

Seconded by Metivier. Motion carried unanimously.

2) OLD BUSINESS

A) Any old business that may come before the Committee.

None.

3) NEW BUSINESS

A) Brixmor Tri City Plaza, LLC is seeking approval of condition number 13 from approved site plan #04-2015 regarding a traffic island on property located at 20 Tri City Plaza, in the Residential Commercial (RC) and Business (B) Districts, Assessor's Map 40, Lot 5A, SITE #04-2015.

Sharples stated that this site plan application was approved by the Planning Board with the condition that they come back to the SRTC for review and approval of two traffic configurations.

Robert Osterhoudt with Bohler Engineering represented the applicant and addressed the Committee. Stated that there were two items related to access that the Planning Board wants reviewed by the SRTC and they are the access off of High Street by the AAA building and the access from Tri City Road. Stated that with the Tri City Road access, they had proposed pavement striping as an island but the Planning Board wanted to see an enhanced access with curbing. Stated that they now propose an island with curbing and landscaping that will delineate the access. Stated that the Planning Board wanted to see the AAA access changed and now they are proposing an 18 foot wide access with curbing. Stated that they have angled it because it is intended to be a one-way access. Stated that there will be signage and pavement markings.

Robidas stated that he brought this issue up at the Planning Board meeting. Stated that they talked about having more of angle going into the property at the AAA entrance but that he doesn't see that here. Stated this access could be used by vehicles coming from either direction.

Sharples stated that there is a little angle and asked how they got to 18 feet wide.

Robidas stated that vehicles driving south on High Street use that access point and an angle would help prevent that.

Osterhoudt stated that they did put in a small angle but that there is an existing utility pole that adds a constraint. Stated that they worked within the constraints as much as they could but that they could reduce the access width more.

Robidas stated that he would like to see more of an angle.

Sharples asked how far they have to be from the light pole and stated that it looks like they have five feet.

Osterhoudt stated that they can split the distant with the pole.

Sharples suggested reducing the width and swing with angle a little more.

Osterhoudt sketched on the plan and showed a narrower width with more of an angle.

McGlynn asked about signage.

Sharples stated that there are "do not enter" signs but suggested having an ordinance that it be prohibited. Stated that an ordinance would have to go before the Traffic Safety Committee.

Robidas stated that he doesn't want an exit there at all.

Osterhoudt stated that they looked at the lease agreements with those tenants and there are constraints that don't let them close it off.

Sharples asked if the SRTC will want to see an updated plan or just let him review it.

Motion: Robidas moved that the request of Brixmor Tri City Plaza, LLC for High Street ingress improvements as shown on page 5 of the Site Development Plans dated 12/14/2015 as discussed at the SRTC meeting be **APPROVED WITH THE FOLLOWING CONDITION:**

- Reduce the width and increase the turning radius to the maximum extent practical. The final width and radius of this right-turn-in only shall be approved by the Director of Planning and Community Development.

Seconded by Hoyle. Motion carried unanimously.

Sharples stated that the other access is when you take a right off of Tri City Plaza into the site. Stated that they had proposed striped pavement but this now proposed traffic island takes the place of that striping. Stated that the plans show concrete curbing but it is required to be granite.

Osterhoudt stated that the curbing will be granite.

Sharples confirmed that the radius is fine. Stated that the proposed island looks nice and is a good improvement. Asked about the fence.

Osterhoudt stated that they will be putting new fencing up.

Motion: Metivier moved that the request of Brixmor Tri City Plaza, LLC for the raised curbed island as shown on page 5 of the Site Development Plans dated 12/14/2015 be **APPROVED WITH THE FOLLOWING CONDITION:**

- The curbing shall be granite instead of concrete and the final plans shall be amended to show this.

Seconded by Hoyle. Motion carried unanimously.

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

None.

Motion: Robidas moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 11:02 am.

Respectively submitted:

Tracy Gora, Planning Secretary
Site Review Technical Committee