

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**September 7, 2022**

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Michael Bobinsky, George Kramlinger (11:27am) , Paul Robidas, Jeff Gallant, Jeffery Roub Fire Rep in attendance from 10:35-11:15AM

Excused Members: John Sunderland

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:30 AM

1. **Approval of the minutes:** Bobinsky MOTION to approve the August 10 meeting minutes. The MOTION is SECONDED by Robidas. The MOTION CARRIES 4-0-1 (Gallant abstained)
2. **OLD BUSINESS**
  - a. Any old business that may come before the Committee. – No old business.
3. **NEW BUSINESS**
  - a. **DSR Motor Group, David Rosenberg, is seeking site plan approval and conditional use permit for automobile sales and infrastructure located at 112 Route 108, in the Commercial Industrial (CI) District, Assessor’s Map 62 Lot 05, SITE#11-2022**

**Scott Lawler** of Norway Plains and **Matt Lawton** of Connolly Brothers Inc.

Lawler stated they have addressed the comments provided by the SRTC at the last meeting. There is a slight modification to the plan to address the comments provided by Horsley Witten from the third-party review regarding stormwater.

Bobinsky stated he wanted to ensure the applicant was aware of the future NHDOT Complete Street’s project that could impact this site.

Lawler stated he has discussed the potential impacts with the applicant and contractor. Noted the current pavement setback allows for a decent green space between the parking areas and right of way.

Bobinsky stated he had some hesitation with the sidewalk waiver request.

Lawler inquired if Bobinsky would be looking for installation of a sidewalk there.

Bobinsky stated he would prefer to see either a contribution in lieu of install similar to the process followed with Cumberland Farms.

Lawler stated it may not have been indicated in the waiver request but the applicant would consider a contribution. Understands that any sidewalk installed there would be short lived. Asked if the Department could provide information regarding calculation of estimated cost of sidewalks and contribution expectation.

Robidas noted it would be a sidewalk to nowhere if installed there.

Mears noted that the contribution is calculated based on a share for the proportion of the frontage.

There was a brief discussion regarding the costs for sidewalks.

Roub stated the Fire Chief wanted clarification on the location of the fire hydrant and FDC location.

Lawler explained the proposed locations.

Roub inquired if the site would be fenced during construction and how would access be handled if so.

Lawler stated yes it would be fenced and there can be a Knox Box installed for access.

Gallant noted that the EFIS was addressed to an extent.

Lawler noted it was raised up some from the last meeting.

Gallant questioned if it would be revised enough for the Planning Board since in the regulations it is noted as prohibited. Added that it is about 40% of the face of the building.

Lawler noted they have placed it in areas that are behind wide concrete for protection.

Lawton stated they have reviewed the design with Chrysler, Jeep and Dodge and they have a specific aesthetic that they are looking to achieve. Feels that this is a good compromise, matches similar intent and surrounding buildings.

Robidas noted he could think of some Board members that may have an issue with the EFIS and suggested the applicant be prepared for a discussion regarding it.

Mears inquired what the buildings across the street for siding, suggested they know that for the meeting.

Gallant clarified there would be no vehicle washing at this site.

Lawton stated only minor detailing.

Robidas inquired what they do for the new purchases.

Lawton stated they would utilize the facility across the street.

There was a brief discussion regarding onsite car washing.

Hoage noted the 4" domestic line seemed excessive.

Lawler stated with the advisement from the last meeting to change the 3" line they went with 4" rather than 2".

Mears clarified the diagram provided was to show that the RTU's are not visible.

Lawton stated that is correct and explained the provided imagery.

Mears noted that they have forwarded the applicant's responses to HW for a second review. Noted this project will be before the Planning Board on the 21<sup>st</sup> of this month.

- b. Michael Halsey & Alden Folsom are seeking a conditional use permit to construct a single-family house with garage, driveway and onsite septic system within the Riparian and Wetland Buffer and to revise a condition of approval from an existing approved subdivision on a property located at Oakridge Drive, in the Residential Single Family (R1) District, Assessor's Map 31 Lot 27A, CUP#11-2022 & SUB#04-2009**

**Daniel O'Lone** of Berry Surveying & Engineering was in attendance to represent the application.

O'Lone reviewed the proposal, stated the lot was created in 2009 as part of a 2-lot subdivision. At that time the wetland ordinance was not in place and with the current regulations cannot construct without being granted a CUP. They are proposing to construct a 3-bedroom single family house with a garage, driveway and onsite septic. The second portion of this request is to revise a condition of approval from the original subdivision. The condition of approval states:

1. The seventy five (75) foot extension of the pavement is constructed in accordance with the City Engineer's memorandum dated September 17, 2008 and the detail is shown on the final plans as well as a note of this condition (this will require revision to the existing Note # 10 on page 2 of 3 and require detail, in accordance with said letter, to be provided on the plans). The extension of the pavement shall be constructed and approved by the City prior to the issuance of a Certification of Occupancy for Lot 27A;

The applicant is requesting to leave the road as is and to not be required to pave 75' of it.

Bobinsky stated he appreciates the request, noted his department is responsible for plowing and road maintenance. He stated currently they are challenged by the existing gravel treatment there and with an additional property added there they are not in the position to agree with the request. He noted that it is difficult to navigate that area and recommends that the Planning Board keep the requirement of that COA.

O'Lone inquired if the 75' extension would make it easier to plow Oakridge and or turn around with the dump trucks.

Bobinsky explained the difficulties experienced for this area. He stated they could be amendable to less than 75' with the appropriate design that accommodates for plowing and road maintenance and ensuring public safety.

Robidas inquired if Bobinsky and staff would be able to go to the site to see if there is an alternate plan that would be appropriate besides just extending the roadway 75'.

Bobinsky stated Public Works would be willing to take another look at the site, he did review it with staff but can arrange a time to review prior to the Planning Board meeting.

Hoage stated he would like to know the proposed water service size. Noted the applicant will be required to file for a new utility service application. The trench inspections prior to backfill should be schedule through the Utility Clerk. Water service through the foundation wall will need to be sleeved.

Gallant suggested the applicant consider altering the angle of the house, the current angle and location only allows for a very small deck. Expects that the property owners would want to have a larger deck in the future.

O'Lone stated the current configuration is 101.5' from the wetland.

Robidas and Roub stated no comment.

Mears inquired about the proposed foundation drains and if any drainage would spill onto Oakridge Dr.

O'Lone stated it should not and there is no grading proposed within the buffer.

Mears inquired for the proposed foundation drains, would any spill into Oakridge Dr.

Mears stated this application will be before the Conservation Commission on the 14<sup>th</sup> and the Planning Board on the 21<sup>st</sup>.

**c. Update and information regarding the following projects:**

- i. **MTM Holdings LLC, is seeking site plan, and conditional use permit approval to construct a 160,000 SF distribution center with infrastructure on a property located on Gator Rock Road, in the Industrial (I) District, Assessor's Map 47 Lots 1B, SITE#11-2021, CUP#05-2021**

**Bob Stowell** of Tri Tech Engineering was in attendance to represent the application.

Stowell stated this project started in 2021 and were last before the SRTC about a year ago. The project got stalled up but the applicant is moving forward again. They have received comments back from the HW for second review and only have a few minor items to address.

There was a brief discussion regarding the cul-de-sac on Gator Rock Road and this project.

Stowell noted they would be seeking a sidewalk waiver along with other waiver requests.

Roub was excused from the meeting at 11:15AM.

Stowell stated he received a list of comments from the Planning Office and reviewed some of those.

There was a brief discussion regarding the delay from the previous submittals.

Bobinsky inquired if the intent was to start construction this year.  
Stowell stated he expects they would start in the spring.

Bobinsky asked what the status of the easements for the sewer and drainage were.  
Stowell stated those have been done and executed, there is a remaining hang up with Eversource that should be resolved soon.

Gallant noted that the building codes will change to the 2018 Building Code effective January 1, 2023.

Mears clarified if there was an architectural plan submitted or changes to it.  
Stowell stated yes, but have not changed anything from last years submittal.  
Mears inquired if there is an HOA for the pump station.  
Stowell stated yes.

Mears noted that that may be required to go through legal if there is any changes. Clarified the RTU would not be visible.  
Stowell stated they were not.

Mears stated this project is scheduled to go before the Planning Board at the September 21 meeting.

- ii. **PSNH/Eversource Energy is seeking a conditional use permit for replacement of utility poles and impact within the Riparian and Wetland Buffer located within the PSNH Utility Right of Way, known as the 32 & 371 Electric Distribution Lines, CUP#12-2022**

Mears noted there is not a representative for this application but wanted to put the application before the Board incase they had any comments they wanted to provide.

Robidas stated he would like to see a picture of the new proposed poles.

Bobinsky stated his questions would be if the old poles would be removed at the time of installation of the new poles. He noted that the applicant would need to determine if

they have existing pole licenses for any of the impacted poles and if they do not they would need to file a new pole license with the City.

Kramlinger 11:27 joined the meeting.

Gallant inquired where they would be mobilizing from.

No other questions from Board members. Mears noted this would be before the Conservation Commission on the 14<sup>th</sup> and Planning Board on the 21<sup>st</sup>.

**4. Any other new business that may come before the Committee.**

Mears noted the Oaks Golf Course would be going before the Conservation Commission to inform them of a tree cutting project. This is exempt from getting a conditional use permit so long as it follows RSA 227:J. The request is also under review by the City Council for approval of the project.

MOTION: Robidas MOTION to ADJOURN at 11:35AM

The MOTION is SECONDED by Bobinsky

The MOTION CARRIES 6-0.

Respectively submitted:

Dana Crossley,  
Planning Secretary Site Review Technical Committee