

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
October 12, 2022

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Michael Bobinsky, , Paul Robidas, Jeff Gallant,
John Sunderland, George Kramlinger (10:36)

Excused Members:

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:34 AM

1. **Approval of the minutes:** Bobinsky MOTION to approve the 9/07/2022 meeting minutes.
The MOTION is SECONDED by Sunderland.
The MOTION CARRIES 5-0-1 (Robidas abstained)

2. **OLD BUSINESS**

- a. Any old business that may come before the Committee. – No old business.

3. **NEW BUSINESS**

- a. **Fiona Johnson is seeking site plan and conditional use permit approval to construct a 5,700 SF warehouse/distribution facility with infrastructure on a property located on Willand and Commercial Drive, in the Commercial/Industrial (CI) District, Assessor's Map 43 Lot 1G, SITE#14-2022, CUP#13-2022**

Bob Stowell of Tritech Engineering was in attendance to represent the application.

Kramlinger joined the meeting at 10:36AM.

Stowell explained the background of the lot. Stated it is located at the corner of Commercial and Willand Drive. This application requires a conditional use permit that will be reviewed by the Conservation Commission that night. There is proposed impact to the buffer but not the wetlands. He stated the building elevations are still be worked on and trying to get those squared away to comply with regulations.

Robidas inquired what the intended use within the building was.

Stowell stated the applicant owns a lobster distribution business that ships to China but at this time is not a certain they would do more than utilize a portion of the building for office space. Would then use the remainder of the space for a warehouse/distribution outside of her business. Stated that with the uncertain use within the building they have accommodated with additional parking spaces, where for industrial use only 12 spaces are required for the entire building, they are proposing 18 spaces.

Stowell reviewed the loading area and noted it would be suitable for box trucks rather than large trucks/major shipping. Stated they have provided turning movements and a lighting plan. Stated there is one proposed pole light and the rest are wall mounted. Stated a traffic memo was completed based on the SF of the building as the use is not fully determined. Noted they understand they will need a bike rack waiver, and a waiver for drainage within the front ½ setback. Stated they have provided a landscape plan which includes ample landscaping for the site. Noted they have provided onsite drainage that would improve any of the historic issues at the time. Noted though they are asking for impact to the buffer it is pre-disturbed buffer area and would be an improvement to the site.

Stowell noted there is a sewer easement through the property and will be connecting to City water and sewer. Stated there is a drain pipe and catch basin for road drainage that would likely need an easement and would work with Public Works for clarification on that. Added that development to this lot would improve the area and some of the outstanding issues.

Sunderland stated no comment.

Hoage stated he appreciated the standard Water Division comments provided on the plans. Clarified there would be no fire service for the building.

Stowell stated no, just a 2" domestic.

Hoage stated there is an existing 12" stub.

Stowell stated that would be where they would like to tie in.

Hoage stated likely that could be done but ideally, they would want to cut it back and there is potentially some modification required. Staff will work with the applicant in regards to the connection.

Bobinsky stated he agreed an easement for the drain pipe and catch basin would be something they would want to establish. Noted with the unknowns for the use feels neutral regarding the traffic assessment provided. Stated the area is designed for the commercial traffic but the take away from the report is that there would be no impact from the proposed use, without knowing the proposed use. Added it could be a concern from the Planning Board.

Stowell stated a similar conversation was had with the traffic engineer on how best to address. The main traffic in this corridor is cut through traffic from High and Route 108. Noted with the other future anticipated projects in this direct area does not foresee those as high traffic impact projects either nor a traffic issue.

Bobinsky noted the reminder regarding water/sewer connection fees and to work with the Utility Clerk regarding those. Suggested they have the traffic engineer provide additional comment regarding the traffic counts. Added he would like to see a note included in the deed that references the ongoing requirement for maintenance of the onsite drainage features, in order to ensure that any future property owners are aware of the requirement. Stated he supports the drainage report going through the third-party review process.

Gallant asked if the current parking configuration covers future expansion.

Stowell stated no, but they have an area considered for that but the drainage was designed to accommodate the expansion.

Gallant reminded the applicant that the building codes will change in January 2023.

Robidas stated it was noted that it was not anticipated to be a high impact type operation but has reservations that though that is the intent what process to ensure it does not become too much for the site.

Mears addressed how change of use is addressed in the site plan review regulations and the controls in place.

Stowell explained that the traffic engineer can further address trips for the use but the size of the building would also work towards having smaller uses.

There was brief discussion regarding offsite exaction for potential impact to the roadways.

Kramlinger stated he apricated the turn radius submittal. Asked where the existing hydrants were located.

There was a brief discussion of the existing hydrants.

Kramlinger stated he will further review the hydrant locations. Stated at the time of building permit the applicant will be required to provide plans that have been stamped by a NH licensed certified Fire Protection Engineer for compliance with all NFPA codes. Inquired if there is anticipation for a large office or retail space.

Stowell stated possibly about 400 SF of office and remaining warehouse.

Kramlinger stated with the uncertain use noted that the owner should be aware that they cannot grant waivers from if a higher fire suppression system is required.

Mears stated there were a few items the Conservation Commission was looking for that they emailed the applicant in regards to prior to that meeting. Staff has reached out to Horsley Witten to establish a contract for third party review. Noted they will need to receive the architectural elevations. Noted that PSNH has an easement over the property, asked if there any development within the easement.

Stowell stated no.

Mears stated it does appear some of the landscaping is within the sewer easement, per the regulations the applicant needs to work with the easement holder to ensure that there is no infringement of the easement with the development.

Kramlinger stated the traffic report states that the lot is in the southeast quadrant of Willand and Commercial. This is actually within the northeast.

Mears added that snow storage needs to noted on the plan. Staff will provide a list of the comments to the applicant for their response.

- b. Packy's Investment, LLC is seeking site plan and conditional use permit approval to construct 4,000 SF mini-warehouses (self-storage units) and 12 solar trackers with infrastructure on a property located at 363 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48 Lot 22B, SITE#15-2022, CUP#14-2022**

Bob Stowell of Tritech Engineering was in attendance to represent the application.

Mears stated this property received a variance to expand a non-confirming use. With that approval a condition was attached that requires the applicant to have a 15' buffer along two of the abutting properties.

Stowell stated they have included the required buffer on the plans. Stated the scale of the mini-warehouse project has been reduced since it was before the Zoning Board. The units will be 10x20 storage units. Stated as part of the proposal they are also seeking to have 12 solar trackers on site, which will be similar to the ones on the applicant's car wash sites. Noted there is an existing single-family home on site. Stated they are seeking a waiver from landscape requirements though are providing the required 15' buffer which will allow for screening that landscaping would typically do. They are seeking a waiver from the requirement to provide a traffic study as this is a 4,000 SF of self-storage and sees very minimal traffic. Noted a prior project had 30,000 SF and the daily trips are 45 per day and this is only 15% of that development and expect to see about 6 trips per day. The appearance will be the typical storage buildings, unsure if a waiver is required since this will not be seen by a public right of way. Stormwater design is straight forward and anticipate that it will be reviewed by Horsley Witten.

Sunderland stated since these new units will be off the road inquired if they would be fenced, lit or have security cameras. Noted their Department deals with a lot of theft from storage units.

Stowell explained the security lighting on site. Noted there is an existing chain link fence but does not think they are proposing to expand that.

Sunderland suggested the applicant continue the fence around the site to be able to determine if someone is accessing the site illicitly. Inquired what the distance between the storage units and solar panel mounts.

Stowell reviewed the array locations and noted that the property owner has several sites set up like this.

Mears requested the applicant provide a spec sheet for the arrays along with a truck turning radius to ensure the larger trucks would be able to traverse under and around.

Hoage clarified there were no changes proposed to the existing utilities.
Stowell that correct. Only revision is for electric.

Bobinsky stated he would also like to see the arrays in relation to a vehicle. Inquired if the residential property is proposed to remain.

Stowell stated yes, it is owned by the property owner and provides for some protection with having someone on site.

Bobinsky stated he would recommend having the deed revised to make a statement regarding the requirement for yearly stormwater maintenance reporting. Asked if the encroachment within the wetland buffer is from the new development.

Stowell reviewed the conditional use permit request.

Kramlinger clarified that the closest hydrant is across Route 108. Noted that it may be possible for them to access the existing house but the site has some access challenges. Does not think fire apparatus would be able to traverse the entire site. With inability to get to the new development area would not be able to provide fire suppression or control. Noted he did not see a turning radius calculation with this application.

Stowell stated he could put movements together.

Kramlinger stated they need to be able to access the existing house. The applicant should understand that there would be infringements which would limit the Department's ability to address an interior fire in one of the new units.

Robidas also noted the concern for fire apparatus access.

Gallant inquired if there was consideration to make the roadway a loop.

Stowell stated they ran into a grade issue.

Gallant stated he agreed a ladder truck would not be able to access the site. Asked if the applicant intends to re-pave the entire site where there would be so much disturbance to it.

There was a brief discussion regarding the power generation from the arrays and distribution of that power.

Kramlinger requested the plans that are submitted for building permit for the solar arrays be stamped by an engineer that is certifying all NFPA codes are being met with the design.

Mears stated she would like to see the entire site re-paved due to the poor condition of the existing pavement and proposed work. With that pavement for some directionals and striping to be included. Inquired if there was consideration to turn some of the building to try to get it out of the buffer zone.

Stowell reviewed the issues with the grade of the land.

Mears stated with the existing residence she would like to see some buffering around it. Please provide snow storage locations on the plan. The existing fence could use some improvement. Would like to know if there are procedural regulations regarding hazardous materials being stored inside the units if they could provide a copy of a lease agreement. Noted a waiver from the requirement to install sidewalks is required and bike rack. Please provide additional information for the traffic memo waiver that information from prior applications. There will need to be an appearance waiver and landscaping. Still waiting for a response from HW to establish a contract for review of the drainage.

Bobinsky asked if the existing units are sold out.

Stowell stated yes.

Bobinsky asked if alternate solar panel styles were considered.

Stowell stated the applicant prefers this type of array, feels they are more efficient in gathering energy.

Robidas stated as one member of the Planning Board would not be supportive of a lot of waivers for this site.

Kramlinger stated his Department would be looking for some training on how to handle different situations regarding these solar arrays.

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

Mears stated Shammy's car wash site is looking to have a pre-construction meeting on Thursday the 20th.

Brief discussion regarding attendance at that meeting.

Mears stated there has been a suggestion to change the meeting time to 10AM from the 10:30AM. She stated this would be effective in January and she would need to confirm with the City Manager since they have Department Head meeting at 9.

MOTION: Robidas MOTION to ADJOURN at 11:58 AM

The MOTION is SECONDED by Kramlinger

The MOTION CARRIES 6-0.

Respectively submitted:

Dana Crossley,
Planning Secretary Site Review Technical Committee