

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, FEBRUARY 8, 2023**

**Members Present:**

Mike Bobinsky, Public Works  
Jeffrey Gallant, Building Inspection  
Mike Hoage, Utilities  
George Kramlinger, Fire Department  
Michelle Mears, DDS  
Paul Robidas, Planning Board

**Members Absent:**

John Sunderland, SPD

**Staff Present:**

Sarah Doucette-McLauchlin, Acting Planning Secretary

The meeting was called to order at 10:01am.

**1. Approval of Minutes:**

The Committee tabled the approval of the minutes.

**2. Old Business:**

There was no old business.

**3. New Business:**

**PUBLIC HEARING: TJN Construction Inc., on behalf of Somedowntown LLC, is seeking Minor Site Plan approval for demo of single-story addition in rear, exterior building and site improvements on a property located at 25 High Street in the Business with Historic Overlay (BH) District, Assessor's Map 11 Lot 67, HDC#34-2022 & SITE# 1-2023**

Ms. Mears read out the application for the Committee and the staff memo. She said that the approving the demolition of the back garage was part of the proposed overall site improvement.

Alex Ross, of TJN Construction Inc., represented the applicant before the Committee. He reviewed the application for the Board, noting the history of the property and reconfigured parking. He said that the applicant had worked on potential drainage issues, including soil testing which showed that water could infiltrate the soil. He said the building would require a new water line from the street and that the renovated building would have a sprinkler system.

Ms. Mears opened the Public Hearing at 10:06am.

Jeffrey Doherty, 7 Lord Street, said he was worried about disturbance of an existing retaining wall and asked whether the applicant would be willing to make a guarantee for the wall.

Mr. Ross pointed out the distance of the retaining wall from the building on the plans and assured Mr. Doherty that the proposed demo and renovations would not impact the retaining wall.

Mr. Doherty asked how long the proposed project would take and Don Provost, of TJN Construction Inc., who was also representing the applicant said about a year. Mr. Doherty asked about parking and whether tenants would need to park on his street. Mr. Ross said that the parking lot for the building had been increased from five spaces to nine spaces, including a handicap parking space.

Ms. Mears closed the Public Hearing at 10:10am.

Mr. Hoage asked if the applicant was planning to upgrade the water pipe to the street. Mr. Ross said the applicant would work with the city to ensure the correct pipes were laid. Mr. Provost said that the pipe would be upgraded to the same size as what was standard for the city.

The Committee and the applicant's representatives agreed that it would be best to do all the work that needed to be done at the same time so that the street would only need to be disturbed once.

The Committee and the applicant's representatives also discussed the materials being used onsite to control stormwater. Mr. Ross said that he had worked with UNH to design the plans and that the proposed materials would be properly maintained.

Mr. Bobinsky asked what would be demolished and Mr. Provost said it was a one-story annex that had been added years ago but was currently not in use. Mr. Kramlinger asked if the applicant intended to add an addition to the building and Mr. Ross said no. Mr. Kramlinger asked how many apartments were proposed for the building and Mr. Provost said four plus a commercial space. Mr. Kramlinger asked if the location of the driveway was changing and Mr. Ross said the driveway would remain unchanged. Mr. Kramlinger said that he would check on emergency vehicle access but as the driveway was already established, he would not likely need to request any changes.

Mr. Kramlinger asked that, as a condition of approval, that the plans be stamped and signed by a licensed fire protection engineer. The rest of the Committee agreed. Mr. Provost said that applicant would comply with the condition.

Mr. Gallant commented that his site inspection identified some egress issues, but that the contractor had been working with city to address the issues.

Ms. Mears asked about projected water runoff from the driveway. Mr. Ross said it would come down the drive as it did currently. He added that the drainage plan would result in less runoff than current levels. Ms. Mears asked about a dry well for drainage on the plan. Mr. Ross confirmed that there was a proposed dry well on the site and that he did not anticipate

water issue for the building as there were existing under-drains and pervious asphalt on the flattest part of the driveway. She said the site would require annual stormwater inspection. She asked how the impervious surface were being calculated on the plans. Mr. Ross said that the plans did not include existing impervious surface.

Ms. Mears asked about proposed fencing for the onsite dumpster. Mr. Provost confirmed it was stockade fencing. She asked about snow storage and Mr. Provost said it could safely piled in a corner of the parking lot and that excessive snow could be hauled away. Ms. Mears asked that the applicant include a note about snow storage to the final plans.

Ms. Mears said that any proposed lighting must be downlit and shielded. She said that the lighting requirements should be a condition of approval and the Committee agreed.

Mr. Gallant asked about the location of the utility slabs and asked if they would be screened. Mr. Ross said that the slabs were in an area that was well hidden. He referred to the landscaping plan. Mr. Kramlinger asked the applicant to not plant any landscaping around the driveway that might eventually obscure visibility and/ or access.

Mr. Bobinsky made a motion to approve the application with the following conditions:

1. Final plans must include a note about snow storage;
2. The applicant must submit a stormwater operations and maintenance plan to DDS;
3. All proposed lighting must be downlit and shielded and a note about lighting requirements must be added to the final plans; and
4. The final plans must stamped and signed by a licensed fire protection engineer;

Mr. Robidas seconded the motion; and the Committee unanimously approved the motion.

Mr. Robidas proposed a motion to adjourn the meeting; Mr. Hoage seconded the motion; and the Committee unanimously agreed.

The meeting was adjourned at 10:43.

Respectfully submitted,

Sarah Doucette-McLaughlin  
Acting Planning Secretary