

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
DECEMBER 13, 2017**

**MEMBERS PRESENT:** Shanna Saunders, Chair, Mike Bobinsky, Tim Metivier, Tim McLin, Scott McGlynn and Keith Hoyle.  
**MEMBERS ABSENT:** Paul Robidas.  
**STAFF PRESENT:** Tracy Gora, Planning Secretary.  
**OTHERS PRESENT:** Dale Smith-Kenyon

The meeting was called to order at 10:30 am.

- 1) Approval of the minutes of the meeting of November 8, 2017.

Smith-Kenyon corrected a few spelling errors

**Motion:** Bobinsky moved to approve the minutes of the meeting of November 8, 2017.

Seconded by Metivier. Motion carried with a 5-0-1 vote with Hoyle abstained.

2) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

- A) Somedowntown, LLC and the VFW are seeking minor subdivision approval for a lot line adjustment on properties located at 59-65 and 43 High Street, in the Business (B) District, Assessor's Map 11, Lots 63A and 64, SUB #01-2017.

**Paul Dobberstein** with Ambit Engineering, Inc. represented the applicants and addressed the Committee. Stated that the proposal is for a minor lot line between two properties. Stated that the boundary survey was done and some encroachments were found. Stated that the area is about 100 feet wide by 500 feet deep.

Bobinsky stated that the City worked with the applicant on the boundary survey and thanked them for working together on this.

Saunders stated that she worked with the property owner and that it is good to clear up this encroachment. Stated that the plans are clear and that the proposal will move to the Planning Board in January.

- B) The City of Dover and CPJ Trust are seeking minor subdivision approval for a lot line adjustment on properties located at Willand Pond, Willand Drive and Route 108, in the Commercial Industrial (CI) District, Assessor's Maps 41, 43 & 64, Lots 09, 01 & 01, SUB #02-2017.

**Dean Peschel** with the City of Dover addressed the Committee and stated that Willand Pond was high in the past and that after a study was done on the issue, it's just that it rained a lot. Stated that this area used to be a water supply but that it was abandoned and to get control of the level of the pond, they want to reestablish it. Stated that they have worked with abutters to have the land that is needed to protect the wells based on State regulations.

**Bob Stowell** with Tritech Engineering Corporation represented the applicants and addressed the Committee. Stated that there are three parcels of land involved with this and that the City of Dover owns two of them. Showed the overview of the plan and stated that there are three parcels to start and there will still only be three at the end of it. Stated that all of the lots are currently conforming and they will still be after the land transfer.

Bobinsky confirmed that the net result will be for secured protection of the well head for treatment.

Stowell stated that a 400 foot sanitary radius is needed.

Smith-Kenyon asked if it changes how the parcel is used.

Stowell replied no and stated that there is no change in ownership. Stated that land is moving but the owner will stay the same.

Smith-Kenyon referred to the plans and asked if the other well heads shown are dried up or for future use.

Peschel stated that they are monitoring wells for this project.

Saunders referred to their waiver request from all fees for this project. Stated that there are three different types of fees and only one is an application fee while the others are for advertising and abutter notification. Stated that she recommends waiving the application fees but not the other costs. Stated that it is a Planning Board decision but that is her recommendation.

Peschel asked they should wait to pay or pay everything up front.

Saunders stated that she feels that the Planning Board will agree with her on the advertising and abutters fees and that those should be paid up front.

McGlynn asked if any of this will impact the existing water line easement.

Stowell referred to the plans and stated that there is no construction proposed there. Stated that some of the land that the easement is on will be transferred but the deed will still show that the land is encumbered by the easement.

Saunders asked if they should recommend a condition of approval to the Planning Board regarding that easement for the water line.

- C) Upland, LLC is seeking 28-lot major conservation subdivision approval for property located at 138 Rocky Hill Road, in the Residential Single Family (R1) District, Assessor's Map 54, Lot 01, SUB #03-2017.

Saunders stated that she sent out an email yesterday because parts of the plans are missing or need clarification and a drainage report was not submitted. Stated that she talked with Stowell and that a lot of the information is on the plan but in an unconventional way. Stated that the notes are on a separate page. Stated that she has asked Stowell to walk them through the plan today.

**Bob Stowell** with Tritech Engineering Corporation represented the applicant and addressed the Committee. Stated that they were here last month on a conceptual basis and that the layout is the same. Stated that he isn't sure that the format is unconventional but that he can supply additional submittals for review. Stated that the intent is to show what is necessary to build but that he can change things for review purposes. Stated that the utilities are shown on the plan and that the notes are on page C4. Referred to the plans and showed where everything is.

Saunders asked if the note can be placed on the same page as the plan that references it.

Stowell stated that he will try to do that.

Saunders stated that she thinks the Planning Board will want that and that they are used to seeing everything on the same page.

McGlynn stated that the NHDES will need to see water information and that he would like that all on one sheet.

Saunders stated that the notes are on page C4 but that she doesn't see landscaping notes there.

Stowell stated that it is on sheet C8 and that is the page the Landscape Architect will sign. Stated that there are standard notes and reviewed some of it.

Saunders stated that she just wants a landscaping plan and that having it put with the drainage construction detail was confusing. Stated that there is nothing in the subdivision regulations that relates to a traffic study so they can move forward keeping that in mind. Stated that it surprised her because Sunningdale submitted a traffic study but it wasn't listed as a requirement. Stated that a drainage report is needed.

Stowell stated that an Alteration of Terrain (AoT) permit will be needed for the State and that was the hang up on drainage.

Smith-Kenyon stated that the detention basins are not shown on the main plan so it is hard to see how they work with the total development.

Stowell stated that the drainage report will help with that. Stated that street signage is shown on one section and that he didn't think off-site improvements were warranted.

Metivier asked if there will be a mail kiosk.

Stowell replied no and stated that the mail will be delivered to each house. Referred to the road cross section and stated that they are proposing a 26 foot wide road and no sidewalks. Stated that the Planning Board seemed to support that but they will need a waiver.

Bobinsky asked about the T2 and Y1 plans.

Stowell stated that the yield plan is to determine density.

Smith-Kenyon asked who is responsible for the maintenance of the drainage system.

Stowell stated that he is not sure what Somersworth does but they will follow the policy.

Saunders stated that the intent is for the City to accept the road when it is complete thus inheriting the drainage.

Smith-Kenyon asked if a fiscal impact analysis will be needed because of the number of houses being proposed.

Saunders stated that the requirement for that is in the Site Plan Review Regulations for multi-units and is not required here.

**Dave Francoeur**, property owner, addressed the Committee and stated that he has looked into the Sunningdale development and found that they are selling mostly to older people. Stated that he doesn't think this is going to be a lot of impact. Stated that he is not building huge homes. Stated that he goal is to build a green environment. Stated that he is not putting any oil or gas on the site and that everything is going to be electric and super insulated. Stated that he spoke with many of the neighbors in this area and their concerns stemmed from the subdivision across the street-Cameron Farms. Stated that about a third of that property was wetlands but the water table here is about eight feet down. Stated that this is a great piece of land to develop and that he is hoping that some of the homes don't have basements for less soil disturbance. Stated that he is committed to this and that he will work with the Conservation Commission tonight. Talked about the septic systems that will be used and stated that this will be a low-impact development.

McLin stated that he would like a disclosure on the deed about the nearby firing range.

Francoeur stated that the Planning Board had mentioned that and that it will be noted on the plans.

Hoyle stated that the fire hydrant locations look good and that he has no issues.

Saunders stated that a waiver request will be needed for the street length, copies of drainage easements are needed, all water line detail included connections need to be shown, a landscape plan is needed and erosion control details.

Metivier stated that the detention ponds are maintained by the developer and asked at what point it gets turned over to the City.

Saunders stated that the City won't maintain them until the roadway is accepted.

Stowell stated that they have maintenance plans during certain points of development and that there will be a homeowners association for the open space.

Saunders stated that the City will need copies of the homeowner's association documents.

Bobinsky mentioned the maintenance of the green space within the cul-de-sac.

Stowell stated that maintenance will either be included in the homeowner's association or deeded to the homes around it.

Bobinsky stated that it just needs to be documented. Asked that the use of LED lights is clear and to provide specifications on them.

Saunders stated that there will only be lights at intersections and cul-de-sac ends.

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

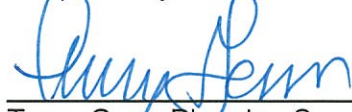
None.

**Motion:** Bobinsky moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 11:16 am.

Respectively submitted:



Tracy Gora, Planning Secretary  
Site Review Technical Committee