

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
May 3, 2023

MEMBERS PRESENT: George Kramlinger, Paul Robidas, Jeff Gallant, Michelle Mears, John Sunderland, and Michael Bobinsky

EXCUSED MEMBERS: Mike Hoage

STAFF PRESENT: Dana Crossley, Planning Technician
Anna Stockman, Planning Secretary

The meeting was called to order at 10:00am.

- 1) Approval of Minutes: Robidas MOVED to approve the minutes from the April 12th meeting.
The MOTION is SECONDED by Bobinsky.
The MOTION CARRIES 6-0.

- 2) **OLD BUSINESS**

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

- 3) **NEW BUSINESS**

- a. Geoffrey Aleve PE on behalf of Norman & Michele Briere, is seeking site plan approval to construct a 3,000 SF building addition with associate parking and drainage improvements on a property located at 3 Rescue Lane, in the Industrial (I) District, Assessor's Map 58 Lot 6E, SITE#07-2022.

Geoffrey Aleve of Civil Consultants was in attendance to represent the application. Aleve provided an overview of his request for site plan approval and stated that now that steel prices have gone down, they would like to get started on construction for the project. He stated the building addition will provide covered space for the work that needs to be completed on the rest of the property. The initial SRTC meeting has already been held and Horsley Witten has conducted an initial review. He stated comments have been submitted to Horsley Witten for peer review and he has worked with Mears to get the proposal before the Planning Board. The building addition will connect to the existing building on the property. They wish to fence the area in to control the area and clean up the site. He stated at present, the big pieces they are working with are too exposed. The building addition will provide them with the opportunity to continue working undercover. The addition will be located at the end of the complex and won't be visible from Route 108.

Gallant asked if there would be a dumpster on site.

Aleve stated an onsite dumpster is not needed, they handle their own trash onsite.

Bobinsky clarified whether the developer's plan is to connect to the municipal sewer. He stated the City will allow the applicant to continue to use the existing septic sewer plans. He noted the three-year pavement moratorium and that once that is lifted or the septic system fails, whichever is first, the applicant can connect to the City's sanitary collection sewer system in Interstate Drive.

Aleve stated the septic system is functional and in good working order, but they plan to connect to the City's sanitary collection sewer system once the pavement moratorium is lifted.

Bobinsky asked if there will be any change in the applicant's water connection to what has been discussed in the past. He noted the applicant will need to pay the water connection fees to set up the account. He asked about the number of employees and whether it will be a minimal number.

Aleva stated they don't anticipate adding more employees than what is stated in the original plan.

Bobinsky asked Aleva if they have responded to Horsley Witten's comments regarding drainage.

Aleva stated that yes, the Stormwater Maintenance Plan has been updated in response to Horsley Witten's comments and all of their feedback has been addressed.

Bobinsky stated the City has new signage for private ways like Rescue Lane. Selected streets will have this new signage that says "Private Way." The signage would be mounted on top of the existing sign. He stated he'll share specs with Mears. The signage will help clarify to the public that the Street is private and the City does not maintain it.

Kramlinger referenced the north side of the plan and noted it says six inches of crushed stone. He asked Aleva whether it will be a lay down yard or a storage yard.

Aleva stated it will be a steel lay down yard on the north side. They will need to move it in and out of the larger addition in that space.

Kramlinger asked for clarification on the location of areas that will be paved.

Aleva stated the front of both buildings will be cleaned up and paved.

Kramlinger asked about the material of the building.

Aleva responded that the building will be similar to a pre-fab that will have a steel frame with bar joists and metal decking.

Kramlinger asked about the roof slope and whether it will slope from the front side of the building to the back side of the building.

Aleva stated yes, it will be a mono roof.

Kramlinger stated he is thinking ahead in the event the Fire Department ever needed access. He said the Department would pull fire apparatus in the front parking lot. He noted he observed a comment in the final building plans that state the project proposal will be reviewed by a third-party fire protection engineer.

Crossley stated that if there any proposed rooftops units, they will need to be shielded, otherwise a waiver request will need to be submitted. She asked if they will be looking to improve any of the landscaping.

Aleva confirmed that they are not looking to improve landscaping on the site.

She asked where employees will be parking and the number of parking spaces that are allocated there. She said there is a standard to be met for that and it would be beneficial information for the Fire Department to have. She said the applicant should include a note on the plans that states "no parking on unimproved surfaces" and to include a note about ADA compliance.

Mears stated as far as a waiver request for architecture, it will be important for the applicant to indicate their site is in the Industrial (I) District.

Crossley noted that as a past example, a waiver for Gator Rock was granted.

Robidas asked the applicant how far back the building extends on the property. He noted the plant previously located there burned down in the mid-1980s.

Aleva stated Rescue Lane extends back beyond the property to where there was once a cul de sac.

Mears stated there will be need to be a few more waiver requests submitted. She said May 17th is the date of the next Planning Board meeting and that the Planning Department will need all materials to support the submission by May 12th so the information can be included in Board members' packets. She stated the Planning Department will work on compiling comments for them.

Aleva stated he will connect with the Planning Department to make sure he has all of the proper waiver requests before moving forward.

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

Kramlinger asked if there have been any updates from the Department of Transportation (DOT) regarding required documentation for the easement at the site of the future athletic/fitness facility at 165 Route 108.

Aleva responded there are no updates from DOT to report.

Mears stated pre-construction meetings can be scheduled on either Tuesdays or Thursdays at 2:00pm.

Aleva stated the only element they don't have are easement agreements from abutters.

Kramlinger asked for clarification on whether it is the documentation from the state that is slowing the process.

Aleva responded that both the State and abutters have been slowing the process. He clarified there is a turn lane that connects to Willand Drive and for that reason, the State would like him to seek access easements. He stated they have been in correspondence with District 6 who have been great to work with, whereas the Concord office has been delaying the project.

Kramlinger stated the Developer for Stillwater Circle reached out to him in regards to modifying the site to remove Fire Lane signs.

The Board held a brief discussion regarding proposed revisions to this site.

Mears noted a minor field modification request will need to be filed and some items may require Planning Board review and approval.

MOTION: Robidas made a MOTION to ADJOURN.
The MOTION was SECONDED by Bobinsky.
The meeting was adjourned at 10:28am.

Respectfully submitted,

Anna Stockman
Planning Secretary Site Review Technical Committee