

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
July 12, 2023

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

EXCUSED MEMBERS: Mike Hoage, Michelle Mears

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

The meeting was called to order at 10:03am.

- 1) Approval of Minutes: Robidas MOVED to approve the minutes from the June 14th meeting.
The MOTION was SECONDED by Bobinsky.
The MOTION CARRIED 5-0.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- a. **The Oaks is seeking minor site plan approval for a 2,750 square-foot, 9-bay golf simulator on a property located at 100 Hideaway Place, in the Commercial/Industrial (CI) District, Assessor's Map 50 Lot 11, SITE#09-2023.**

Peter Harrity and **Peter J. George, Jr.** were in attendance to represent the application. Harrity provided a brief summary of the proposal including that the project will encompass one thousand two hundred (1,200) square feet of the current driving range. He said the simulator structure will be designed to provide covered hitting bays with electronic feedback. He said guests will have six electronic games to choose from.

Crossley opened the public hearing.

No comments received.

Crossley closed the public hearing.

Bobinsky asked whether the project will involve any water or sewer utility connections.

Harrity confirmed the project will not require any water or sewer utility connections as there will only be the structure and the electronics system. He stated the site has been inspected by the Code Enforcement Officer/Building Inspector.

Bobinsky referenced the proposed roof structure and asked the applicant to share how its design will be able to meet anticipated snow load needs. He asked whether an engineer has already stamped the plans.

Harrity stated the simulator structure will be for seasonal use only. He said he will advise the project's design engineer to calculate anticipated snow loads and change the stock-designed roof plans so they are based on winters in New England. He said the project contractor is someone who builds exclusive covers for this purpose. He confirmed an engineer has provided a stamp on the plans.

Gallant asked about the plan for drainage for water runoff from the roof.

Harrity stated there will be gutters that meet roof drainage needs.

Gallant referenced the Ufer grounding for electrical and asked how it would be handled with the building being on piers. He stated he would ask the City's Electrical Inspector if it can be in the slab when it is poured.

Harrity stated he is not certain but he knows the electrician and contractor have discussed it.

Robidas, Kramlinger, and Sunderland stated they did not have any comments or questions for the applicant.

Crossley stated the Committee will need to vote on the proposal.

Harrity provided the Committee with further information about the simulator and the various cameras and screens that track and display the trajectory of the golf ball after it is hit.

Crossley asked whether the cameras will also serve as security cameras.

Harrity responded no, their security cameras and similar cameras will be separate systems. The simulator cameras will only be used to gather feedback and data.

Site Plan MOTION: Robidas made a MOTION that the request of The Oaks for minor site plan approval for a 2,750 square-foot, 9-bay golf simulator be APPROVED.

The MOTION was SECONDED by Gallant.

The MOTION CARRIED 5-0-0.

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

Real Roseberry of 405 Route 108 and family expressed a historical property boundary issue that they would like the City to look into.

Crossley stated City staff will review files for the subject area and provide follow up.

MOTION: Robidas made a MOTION to ADJOURN.

The MOTION was SECONDED by Bobinsky.

The MOTION CARRIED 5-0-0.

The meeting was adjourned at 10:45am.

Respectfully submitted,

Anna Stockman
Planning Secretary