

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
November 8, 2023**

MEMBERS PRESENT: John Sunderland, Jeff Gallant, Paul Robidas, Mike Hoage, and Michael Bobinsky

EXCUSED MEMBERS: Michelle Mears, George Kramlinger

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

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

1) Approval of November 1st Minutes

Bobinsky stated at the bottom of page 2, the power purchase agreement doesn't connect to the analysis of the impact. He clarified that a separate study will address the impact of runoff.

MOTION: Bobinsky MOVED to APPROVE the minutes as amended.
The MOTION was SECONDED by Gallant.
The MOTION CARRIED 5-0-0.

2) OLD BUSINESS

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

3) NEW BUSINESS

- a. **EFI Motorsport LLC is seeking a site plan amendment to add used car sales to an automotive repair/service station on the property located at 20 Rescue Lane in the Industrial (I) District, Assessor's Map 58 Lot 6G, SITE#13-2022.**

Marc Swanson, the owner of EFI Motorsport LLC was in attendance to represent the application. He stated the only changes they are proposing are related to parking onsite. He pointed out a quarter of the lot is being used by Favorite Foods Development Group. He said there are currently no handicap spots at the site so they are proposing to add two handicap spaces for a total of eleven parking spaces. He pointed out an area of the site where there are unmarked spaces for vehicles that are currently in service. He noted they will seek a waiver for the bike rack requirement.

Crossley noted the site is located in the Industrial District, and the applicant received a variance from the Zoning Board to allow used automobile sales. She stated used automobile sales are an accessory use to the primary use which is an auto repair station. She noted that site plan review is required.

Robidas asked whether the proposal will go before the Planning Board.

Crossley responded yes.

Gallant clarified that the other waiver the applicant is seeking is for the number of parking spaces.

Robidas asked about the grounds of the variance that was granted.

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Swanson stated because the site is zoned for Industrial, car sales are not allowed. He stated they needed a variance to allow that accessory use.

Crossley stated the Zoning Board found the subject property's location to be uniquely situated and the Board found the use to be permissible. She noted the company's sales are different from traditional car sales.

Swanson stated most of their sales are online, they do not need to rely on foot traffic.

Gallant stated the only thing he would suggest is finishing the Certificate of Occupancy (CO) process. He said the CO is still in process.

Swanson stated the Fire Department inspection needs to be scheduled, and that is the only remaining step in the process.

Crossley stated the Fire Chief is not in attendance but their comments will be provided to the applicant.

Bobinsky asked where the vehicles would be stored, and the number of vehicles that would be onsite. He asked for the applicant to describe the characteristics that make the business niche.

Swanson stated there are unmarked places off to the side which would accommodate parking and provide easy access to the front door. He stated there would be approximately twenty-to-thirty vehicles available onsite. He said that customers often ship their cars to the business to have work done. He said a lot of the cars the business works on are extremely rare.

Hoage stated he did not have any comments if the applicant is not making any changes to their water utility.

Crossley asked whether the site is serviced by electric and gas.

Swanson stated there is only one propane tank that is servicing the building. He stated they are working on adding a tank.

Crossley asked for clarification on the location of where the cars will be stored. She stated there are forms the applicant will fill out for the waivers they are seeking. She asked whether the applicant can provide pictures of the site so the Planning Board can get a feel for what the site will look like and where parking will be located. She asked whether there is any new lighting proposed.

Swanson stated the existing lighting illuminates the site well, and they do not plan to propose additional lighting.

Bobinsky noted the existing stormwater treatment facility and the annual reports the property owner should be providing to the City, as listed in the conditions of site plan approval which was granted in 2000. He stated the City of Somersworth is an MS4 community, which is determined by its size and the amount of runoff the City generates. Due to that distinction, the City is required to follow certain standards to improve water quality and conduct stormwater reporting.

Crossley stated to be aware of noise levels.

Swanson stated the site does get loud during the day, but the muffler system on their equipment provides a good noise buffer.

Crossley asked if the site may have any need for EV charging stations.

Swanson stated not at this time.

Crossley stated Planning staff will follow up with the waiver forms. She asked whether there is an existing hydrant onsite.

Swanson responded yes, and noted the existing hydrant is depicted on the plans provided to the Committee. Crossley referenced the applicant's point about customers onsite. She asked whether there is an expected traffic impact.

Swanson stated the business will not expect any more than two-to-three people visiting the site per week beyond the existing traffic flow. He stated most of his customers will likely be traveling from out of town. Gallant asked whether the applicant plans to change any signage onsite.

Swanson stated the state requires lettering to be a particular size. He said if the lettering is undersize, they may consider modifying their signage.

Crossley stated that any changes to the existing signage on the building's exterior would require a sign permit.

Bobinsky noted that a couple of Committee members had questions about where the units would be parked. He recommended to show that to Planning Board members either in the applicant's presentation or to include that in the application narrative.

Crossley asked other Board members if they feel that the proposal needs to be come back before the SRTC.

Committee members responded that they do not feel the proposal needs to return before the SRTC.

Crossley stated Planning staff will clarify and follow up with information on the items needed for Planning Board.

MOTION: Robidas made a MOTION to ADJOURN.

The MOTION was SECONDED by Bobinsky.

The MOTION CARRIED 5-0-0.

The meeting was adjourned at 10:22am.

Respectfully submitted,

Anna Stockman, Planning Secretary