

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MEETING MINUTES  
January 3, 2024**

**MEMBERS PRESENT:** John Sunderland, Jeff Gallant, Michelle Mears, Paul Robidas, Mark Dellner, Mike Hoage, and Michael Bobinsky

**EXCUSED MEMBERS:**

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

The meeting was called to order at 10:02am.

**1) Approval of December 6<sup>th</sup>, 2023 Minutes**

MOTION: Robidas MOVED to APPROVE the minutes.

The MOTION was SECONDED by Bobinsky.

The MOTION CARRIED 6-0-1, with Dellner abstaining.

**2) OLD BUSINESS**

- a. Any old business that may come before the Committee.

**3) NEW BUSINESS**

- a. **New Hampshire Home Buyers, LLC c/o Bruton & Berube, PLLC is seeking minor subdivision approval to divide one residential lot into two residential lots on a property located at 44 Rocky Hill Road, in the Residential/Single Family (R1) District, Assessor's Map 26 Lot 7 SITE#22-2023.**

**Josh Lanzetta** of Bruton & Berube PLLC, representative of New Hampshire Home Buyers, LLC, surveyor **Ryan Fowler** of James Verra & Associates, Inc., and property manager **Shady Ella**, were in attendance to represent the application. Lanzetta stated the proposal is to split one lot into two lots. He referenced a projection of Google Earth and pointed to where the property is located.

Robidas asked for additional information on the location of the property on Rocky Hill Road.

Lanzetta described the location of the property and referenced the proposed subdivision plan where the proposed lot line is depicted.

Fowler stated the one-lot subdivision would meet current zoning. He said the plan is to keep the onsite disposal systems in the area. He noted the existing well will be abandoned and will connect to City water.

Hoage stated the abandonment of the well will need to be witnessed by the Water Department, and a Certificate of Occupancy will not be granted until the well is properly abandoned. He advised to ensure proper backflow prevention devices are installed and to obtain a Trench Permit with the Highway Department prior to any street openings.

Bobinsky stated once they are ready for construction, Driveway permits will need to be finalized. He noted the driveway width requirements for residential properties and said the Driveway Permit applications may be submitted to the Department of Public Works or the City Engineer.

Robidas stated he doesn't have any comments for the applicant.

Dellner stated as long as the property will maintain its access points, he does not have further comments regarding Fire.

Crossley asked for clarification regarding frontage on plans submitted by the applicant. She asked whether the plan is to remove the barn in addition to the house and two of the sheds on the property. She noted the barn would be considered an accessory structure and if the plan is to demolish the barn, it should be removed at the same time as the primary structure.

Fowler stated they are still considering whether to remove the barn.

Lanzetta asked whether the barn could be kept if the house is demolished and rebuilt within a certain timeframe.

Mear stated that would depend on how long the demolition would take because the barn would become a nonconforming structure. She said that could be further discussed.

Crossley asked whether the yard hydrant would be removed when the well is removed.

Fowler stated he is not sure; the yard hydrant was previously used for livestock.

Crossley noted the property is located in the Residential/Single Family (R1) District which does not permit horses (Keeping of livestock or swine). If the owners wanted to keep horses on the property, they would need to seek a variance. She noted the Subdivision Regulations require two tree plantings and asked whether they have plans for those plantings. She asked whether the applicant could provide the test pit data.

Fowler stated he would estimate the back portion of the property will remain forested. He said that requirement will be noted during site design. He stated they would provide the test pit data.

Mears stated the houses will need addresses as required by the Certificate of Occupancy.

Crossley noted the applicant can work with the City Engineer on establishing addresses, and that is required prior to pulling building permits. She further noted that process could require meetings with the E911 Committee.

Bobinsky stated the addresses should be established prior to pulling a Driveway Permit and Building permits.

Mears asked for the location of where they are planning to grade.

Fowler referenced the Topographic Plan and pointed out the slope where grading will take place and the location of the house and septic system.

Gallant asked whether the existing foundation will be removed.

Ella stated the current home has a block foundation and it would be replaced in full.

Mears stated the Committee's comments will be compiled and sent to the applicant. She said the proposal will be added to the next Planning Board agenda on January 17<sup>th</sup>.

**MOTION:** Robidas MOVED to ADJOURN.  
The MOTION was SECONDED by Bobinsky.  
The MOTION CARRIED 7-0-0.

The meeting was adjourned at 10:19am.

Respectfully submitted,

Anna Stockman, Planning Secretary