

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
JULY 12, 2017**

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

The meeting was called to order at 10:34 am.

- 1) Approval of the minutes of the meeting of July 5, 2017.

This item was not addressed as the minutes were not available.

Saunders informed the Committee that Seeds of Faith has asked to be continued to a later date and won't be discussed today.

2) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

- A) Wentworth Douglass Health Corp. is seeking site plan approval for a building addition on property located at 23 Work's Way, in the Commercial Industrial (CI) District, Assessor's Map 61, Lot 14B, SITE #07-2017.

Ryan Greenhalgh with Budel Construction represented the applicant and addressed the Committee. Stated that they are reconfiguring the interior of the building so they want to move the main entrance around the corner and add a vestibule. Stated that it will help with higher security and monitoring to see pedestrian traffic entering and exiting the building. Stated that they are not changing parking but adding a vestibule and a canopy of that side. Stated something not shown on the plan is that they will add a sidewalk to approach the canopy.

Saunders asked what is there now.

Greenhalgh stated there is grass there currently.

Saunders stated that she feels that this is a minor site plan that the SRTC and take jurisdiction over and not have to send it to the Planning Board.

Robidas stated that he feels that the entrance on the side makes more sense as that is where most of the foot traffic comes from.

Hoyle stated that the fire alarm system is currently by the existing entrance and there will need to be something by the new entrance.

Greenhalgh stated that they can put in a remote panel for the Fire Department.

Hoyle stated that he has nothing else as long as that is added.

Bobinsky stated that the new location makes sense and asked what the material of the canopy will be as he is concerned with wind and snow loads.

Greenhalgh stated that they will have a structural engineer to review that and determine the best way to tie into the metal building. Stated that they want it to have structural integrity with an aesthetic element.

Metivier stated that he will probably look at that closer during the building permit stage. Stated that what is not shown on this plan is the addition parking that is being used in the back of the property.

Greenhalgh stated that he can't speak to that and asked it is at the far end of Work's Way.

Metivier stated that it is next to where the seasonal tent is located.

Greenhalgh stated that he can look into that.

Metivier stated that there is signage directing people back there.

Saunders stated that parking areas are required to be paved. Stated that this expansion of parking needs to be addressed.

Greenhalgh stated that he can inquire about it because he is going to the site after this meeting.

Saunders stated that it can be tied into this application.

Robidas stated that they have pervious pavement so that will need to be considered. Asked if this would still be a minor site plan if the parking is included.

Greenhalgh stated that they are still on the concept phase for the interior so there is time for him to come back to the Committee for amendments.

Saunders stated that this will be continued to the next SRTC meeting.

Hoyle recommended that someone from the Works be here next time.

Motion: Metivier moved that the site plan request for the Works be **TABLED** until the next SRTC meeting.

Seconded by Bobinsky. Motion carried unanimously.

Saunders reminded Committee members to save their packets for the next meeting. Stated that in the past site plan applications are not considered until the SRTC meeting where the Committee votes on if it is minor. Stated that then, the application would come back for the next meeting for a public hearing. Stated that for next year's meeting schedule she is considering making some changes to help speed up the process for minor site plans and make it more efficient.

Metivier stated that it would be similar to reviewing HDC applications to determine if they are major or minor.

Saunders stated that she meets with most applicants before and will know ahead of time if something is major or minor. Stated that even if she says something is minor, if after review the Committee feels that it isn't, the application can still be forwarded to the Planning Board.

Smith-Kenyon asked if that will change the number of meetings they have each month.

Saunders replied no.

- B) Seeds of Faith, Inc. is seeking site plan approval for a daycare on property located at 21 Grand Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11, Lot 17, SITE #08-2017.

See above.

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

None.

Motion: Robidas moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 10:55 pm.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee