

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
OCTOBER 5, 2016**

MEMBERS PRESENT: Shanna B. Saunders, Keith Hoyle, Mike Bobinsky,
Tim McLin and Tim Metivier.

MEMBERS ABSENT: Scott McGlynn and Paul Robidas.

STAFF PRESENT: Tracy Gora, Planning Secretary.

The meeting was called to order at 10:30 am.

1) Approval of the minutes of the meeting of September 7, 2016.

Motion: Metivier moved to accept the minutes of the meeting of September 7, 2016.

Seconded by Hoyle. Motion carried with a 5-0 vote.

2) OLD BUSINESS

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

None.

3) NEW BUSINESS

A) BMC Properties, LTD. Is seeking site plan approval to expand the parking lot on property located at 99 Green Street, in the Residential Multi Family (R3) District, Assessor's Map 09, Lot 80, SITE #12-2016.

Ken Wolf with Purcell Management represented the applicant and addressed the Committee. Stated that they are not looking to expand, just repave.

Saunders stated that in her conversations with someone about the property they were talking about expanding the pavement to the edges. Regardless, this is a big change and needs to move forward with review.

Wolf stated that they are not looking to expand the existing size. Stated that there is 145 feet on Green Street and 106 feet on South Street.

Saunders stated that the new parking lot will go to the edge of the property on both Green and South Streets. Asked what the drainage flows into.

Wolf stated that the pitch goes to the back corner of the property from both sides. Stated that it is just a grassy, bushy area.

Metivier stated that he has no comments.

Bobinsky asked about the apron in front of the property along Green Street and asked what is proposed for that.

Wolf stated that the sidewalk is in terrible shape and it is the City's property so they aren't doing anything with that. Stated that the City needs to repair it.

Bobinsky stated that they have to follow the City's regulations for the apron and confirmed that they are not expanding the paved area.

Wolf replied no and stated that they are just replacing the existing surface.

Saunders mentioned that there is a 40 foot driveway opening and asked if a 24 foot access would work.

Wolf stated that it is what is existing but 24 feet would work for them. Stated that the access off Green Street is 27 feet.

Bobinsky stated that he would like a condition of approval that the access be only 24 feet.

Saunders stated that she is concerned with drainage and stated that there is some infiltration but that it is not in good shape. Stated that once this is done the drainage will sheet flow and could affect the neighbors moving forward. Suggested having an infiltration trench or some sort of swale or pond so there is holding capacity.

Wolf stated that the runoff is pretty slow moving because there isn't much pitch.

Saunders stated that it isn't a steep slope but water will still roll in that direction. Stated that she is not sure of the best solution and that maybe the paving company could draft something to submit for review.

Kevin Cooper with KC Paving addressed the Committee and stated that the water will drainage into the grassy area and that he thinks a French Drain would work. Stated that it is slow moving so it is not pouring water but a stone area will be helpful.

Saunders asked that it be added to the site plan to look at.

Bobinsky stated that he, and possibly the contract engineer should look at that.

Metivier confirmed that the pavement abutting the street will be saw cut and molded in.

Cooper replied yes and stated that it will be dug down.

Bobinsky stated that he would like to look into a possible partnership opportunity for the sidewalk on Green Street.

Public hearing opened 10:43 am.

Roland Noel, owner of 50 Franklin Street addressed the Committee and stated that his mother lives at his property. Stated that there is a drain in the field in the back, which is actually on 54-56 Franklin Street. Stated that water does pool there but there is a drain in the grass.

Saunders asked if maybe it is an old storm drain line.

Bobinsky stated that he will have to look into that.

Noel stated that he is concerned that there will be more water there. Stated that the water pools there now but does go down after a while.

Public hearing closed 10:47 am.

Wolf asked how long a resubmittal will delay him because he would like to get this done soon because of the weather.

Saunders stated that she would like more information about the drain and maybe confirm an easement. Stated that it can be a condition of approval though.

Bobinsky stated that he would also want a condition of approval for review of the amended plan and review of the driveway apron. Made this into a **motion to approve**.

Seconded by Hoyle.

Bobinsky stated that he wants to look into a partnership with the applicant for the sidewalk on Green Street. Stated that standard conditions of a driveway permit apply and that he would like to add that to the motion.

Motion carried with a 5-0 vote.

- B) B Well Fitness, LLC., on behalf of Richard Fall and Morris Pigeon is seeking site plan approval to construct a new building with associated site improvements on property located on Willand Drive, in the Commercial Industrial (CI) District, Assessor's Map 43, Lot 1H, SITE #13-2016.

Scott Lawler with Norway Plains Associates, Inc. represented the applicant and addressed the Committee and stated that he has been working on these plans for a few months. Reviewed the features of the lot and stated that it is a 1.76-acre parcel on Willand Drive and there is a purchase and sales agreement in place. Stated that the property is currently vacant, has 250 feet of frontage and is in the Commercial Industrial District. Stated that there is an existing commercial building on one side and a mobile home park in the rear. Stated that there is City water and sewer available and easements on the property. Stated that they are proposing a 42'x80', two-story building for a martial arts and dance studio. Stated that they are proposing 46 parking spaces and access is off Willand Drive. Stated that utilities will be underground and that there will be fire suppression system. Talked about drainage and stated that stormwater will be collected and treated. Stated that there will be pole lights and it will be nicely landscaped. Stated that the business currently has two full time employees and four part time employees but that with the new location they are hoping to expand the business.

Hoyle stated that the existing fire hydrant is almost on the property so he has no issues.

Bobinsky stated that all water connections have to be compliant with City standards. Stated that it appears that the domestic water line is off the fire service but that they have to be separated from the main. Stated that the two inch domestic pipe needs to be copper. Stated that because this is commercial they will need a pressure-reducing backflow device installed. Asked about the status of the road and stated that all parking will be maintained by the property owner. Asked about the general expectations of Willand Drive.

Lawler stated that his understanding is that Mr. Stackpole, who owns the road, will see if the City will take it. Stated that he knows he is responsible for it now.

Metivier asked if the building will be sprinklered.

Lawler replied yes.

Metivier stated that the feed line for the LPG tank may be too close and may need to be moved and the new location may need a bollard. Stated that a bike rack needs to be added to the plans and asked to show the height of the proposed freestanding sign. Asked if they considered using pervious pavement.

Lawler stated that his thought is that the size of the site isn't good for that kind of pavement. Stated that he sees the value of pervious pavement but that unless there is an excellent maintenance program it is very limited. Stated that routine maintenance can be very costly.

Metivier asked about the proposed occupant load.

Lawler stated that there are about 80 students per day maximum and that it is spread out over four or five classes.

Metivier asked what they would like to max out at.

Adam Boisvert, business owner and applicant addressed the Committee and stated that they would like to have 20% growth if they are doing well.

Lawler stated that they are proposing 46 parking spaces and that this type of business is not in the parking chart in the Site Plan Review Regulations.

Metivier asked if there is room to expand the parking if needed.

Lawler stated that the parking would curl around the back and that there is room for future expansion.

Saunders asked if there are any roof top mechanical units.

Lawler replied no.

Saunders stated that there were missing pieces of the application, like the drainage report, and stated that the application mentions a soil letter.

Lawler stated that the information will be submitted but that he wanted the Committee's comments.

Saunders stated that they still need a traffic analysis, landscaping and a detail sheet for lighting and fixture.

Lawler stated that it will be provided.

Saunders stated that this lot abuts a residential use so a bufferyard is needed.

Lawler stated that based on grading, the mobile home park is 20 feet above this lot and there is natural terrain.

Saunders stated that a waiver can be requested. Asked if any blasting is proposed.

Lawler replied no and stated that they are intending to raise the site above the ledge.

Saunders pointed out that the proposed parking area is in the area of the drainage easement.

Lawler stated that the easement is for the benefit of the abutting property and that it just allows them to slope onto this property.

Saunders stated that she is on the fence about third party review but that she needs to see everything first.

Lawler stated that they want to keep moving forward and understands if third party review is needed. Stated that he would like this on the November Planning Board meeting agenda.

Saunders stated that there will be a water/sewer hookup fee through Public Works.

Bobinsky stated that this is new construction so the water fee should be pretty straight forward.

Metivier asked if this is slab on grade construction.

Lawler replied yes.

Saunders asked if the Committee is comfortable with sending this to the Planning Board in November.

Motion: McLin moved to send this application to the November Planning Board meeting.

Bobinsky stated that he would like third party review for the drainage.

Seconded by Hoyle.

Metivier stated that there are sometimes hiccups with landscaping and asked if the SRTC should look at that.

Saunders stated that she is okay with moving this forward.

Lawler stated that he is intending on moving forward right away with third party review.

Motion carried with a 5-0 vote.

- C) White Worth Realty, LLC and Prime Storage Somersworth, LLC are seeking a lot line adjustment and site plan approval to expand the existing mini storage facility on properties located at 380 Route 108 and 115 Whitehouse Road, in the Commercial Industrial (CI) District, Assessor's Maps 57 & 58, Lot 4, SUB 04-2016 and SITE #14-2016.

Jay Stephens with Civil Consultants represented the applicant and addressed the Committee. Stated that Atlantic Mini Storage would like to expand but there are few options on where to expand at this site. Stated that there are wetlands around the property and the only room to expand is toward Dunkin Donuts. Stated that they will have to do a lot line adjustment with Dunkin Donuts and that they have already gone to the ZBA and was granted a variance for this use in this district. Stated that this is unique in that they are simply adding storage buildings. Stated that there is already an apartment there with water and sewer and that the new expanded are won't need water and sewer. Stated that they will just to the existing site access so there will be no new entrance. Stated that they are meeting with the State because they are adjusting the existing Alteration of Terrain permit that they have. Stated that the original plan shows gravel but that the State wants an infiltration basin instead. Stated that all new buildings will be the exact style and color scheme, including the same building mounted lights, as the existing buildings. Stated that they will relocate the fence and although they don't need a full fence for the entire property, the back storage area is completely fenced. Stated that they will add some street trees. Stated that the distance between the new building will be the same as what is there now.

Saunders mentioned the plan scale and stated that a waiver is not needed for that. Stated that a drainage report will be needed. Stated that if they do not want to go through third party review then they will need to submit a waiver request.

Stephens stated that they already have to go through the Alteration of Terrain review.

Saunders stated that the Alteration of Terrain and the City's regulations are a little different. Stated that they either have to submit a traffic analysis report or request a waiver.

Bobinsky stated that he has seen a rise in storage unit expansions and asked if this is just the demand right now.

Stephens stated that he asked the same question and that the owner never thought he would need to expand again but there has been an increase in demand.

Bobinsky stated that the State indicated they want infiltration basins and asked Stephens for his comments on that.

Stephens stated that he wasn't at the meeting with them but he got the impression the State was concerned because it is very sandy and they didn't think it could support the installation of a gravel wetland.

Bobinsky stated that he'll need to see the maintenance plan.

Stephens stated that the goal is to have everything available for the Planning Board.

Bobinsky stated that he feels that this will need third party review.

Saunders asked what the building material is.

Stephens stated that it is wood siding.

Hoyle confirmed that there will be no fire protection.

Stephens confirmed and stated that they don't like the idea of sprinklers in storage units in case they accidentally go off.

Hoyle stated that he is uncomfortable with the existing fire hydrant situation and would want an additional one placed between the two existing ones. Stated that water supply is a big issue here.

Saunders stated that there is construction within the 100 foot wetland so a conditional use permit may be needed. Stated that they are doing some clearing and asked if there is a way to not impact the buffer.

Stephens stated that what he thought they are proposing wouldn't trigger that review.

Saunders asked if they could try to pull some of that back.

Stephens asked what would happen if they don't affect the tree line.

Saunders stated that she will go to the site and take a look. Stated that she needs a detail sheet on the lighting plan. Asked what the Committee thinks about moving this to the Planning Board in November.

Motion: Bobinsky moved to send this application to the November Planning Board meeting.

Seconded by Metivier. Motion carried with a 5-0 vote.

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

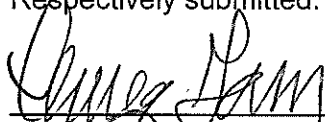
None.

Motion: Bobinsky moved to adjourn the meeting.

Seconded by Hoyle. Motion carried with a 5-0 vote.

Meeting adjourned at 11:40 am.

Respectively submitted:

A handwritten signature in black ink, appearing to read "Tracy Gora", is written over a horizontal line.

Tracy Gora Planning Secretary
Site Review Technical Committee