

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
MAY 2, 2018**

MEMBERS PRESENT: Shanna Saunders, Chair, Keith Hoyle, Mike Bobinsky, Tim Metivier, Tim McLin and Scott McGlynn.

MEMBERS ABSENT: Paul Robidas.

STAFF PRESENT: Tracy Gora, Planning Secretary.

OTHERS PRESENT: Dale Smith-Kenyon.

The meeting was called to order at 10:36 am.

1) Approval of the minutes of the meeting of April 11, 2018.

Motion: Hoyle moved to approve the minutes of the meeting of April 11, 2018.

Seconded by Bobinsky. Motion carried unanimously.

2) **OLD BUSINESS**

A) River Valley Development Corporation is seeking site plan approval for 28 townhouses with associated site improvements on property located at 206 Green Street, in the Residential Single Family (R1) District, Assessor's Map 08, Lot 78, SITE #01-2018.

Christopher Berry with Berry Surveying & Engineering represented the applicant and addressed the Committee. Stated that they presented this application to the Committee at the last meeting and wanted to respond to the comments, which they have addressed. Stated that they didn't know that this would be viewed also as a subdivision so they are now requesting four waivers because of the dual review. Stated that not all subdivision regulations are integral to this project.

Hoyle asked if the gravel loop road can hold the weight of a fire truck.

Berry stated that they have a cross section of the road and that they will use typical road way gravels and materials. Stated that it will be plowed in the winter.

Hoyle stated that he is all set with the locations of the fire hydrants.

Bobinsky asked the applicant to talk about the granite curbing waiver request.

Berry stated that the project was designed as open drainage for sheet flow to move across the open soils, which provides pretreatment. Stated that there will be some curbing around the internal traffic islands. Stated that to curb the entire site would require a major design change.

Bobinsky asked if the waiver is for the overall site and main entrance. Stated that could be a challenge for the long term of the property.

Berry stated that they are proposing open sheet flow for the rest of the site. Stated that one aspect of this project is to create a market that is not in Somersworth yet. Stated that they are trying to get construction cost and long-term maintenance costs as low as possible. Stated that he felt that having curbing in certain areas would create more future maintenance.

Bobinsky stated that they will need third party review for drainage. Asked if they will use LED lights.

Berry replied yes.

Bobinsky asked about the driveway permit.

Berry stated that he will submit that.

McGlynn stated that he would like a plan just showing the water details. Stated that it will need to be reviewed by the State also.

McGlynn stated that if the pressure is over 80 psi then each unit will need a pressure releasing valve.

Metivier stated that the pressure releasing valve would be part of each unit's system.

McLin stated that there are no concerns from the Police Department.

Metivier stated that they are requesting four waivers. Stated that the plans do show a bike rack. Stated that he mentioned the illumination of the waste receptors at the last meeting.

Berry stated that he has talked with Eversource with the attorney and that they will likely have a separate meter pedestal.

Smith-Kenyon asked about lighting.

Saunders stated that they have some spec sheets for lights but that she is concerned that they don't comply with the regulations.

Berry stated that there is a model they use that has an internal system to keep them down lit and shielded.

Smith-Kenyon asked if there is fire suppression in each unit.

Berry stated that there is not fire suppression in each unit and that they aren't required.

Smith-Kenyon asked about landscaping and stated that there isn't information on the rain gardens.

Berry stated that UNH feels that plants aren't required in a rain garden and that grass alone should be used. Stated that they are changing their recommendations.

Saunders stated that there is a cross section for the new wetland that is being created but there is no planting plan.

Berry stated that he will have to check with Stoneyridge Environmental.

Saunders stated that the plans don't show that the sidewalk has been extended to the walking path.

Berry showed on the plans and stated that they can extend it more.

Saunders stated that the left side has curbed sidewalks but that the other side is at grade. Stated that she is okay with that but would like to see some curb stop infrastructure there. Asked if this project needs an Alteration of Terrain permit.

Berry replied yes and stated that it is in process.

Saunders asked the applicant to submit something in writing regarding them contacting COAST Bus.

Berry stated that COAST Bus doesn't want a new stop because of the proximity to the existing stop.

Bobinsky stated that page 5 of the plans mentions "proposed" private trash but he wants to be clear that it will be private trash and asked the applicant to amend the wording. Stated that he will want third party review of the traffic analysis.

Saunders confirmed that stormwater and traffic are going for third party review.

Saunders stated that the applicant is on track to go to the May Planning Board meeting but that third party review won't be done yet and asked if they still want to do that.

Berry replied yes. Stated that they will not make changes to these plans.

B) Any other old business that may come before the Committee.

None.

2) **NEW BUSINESS**

A) Upland, LLC and Brian & Dawn Croteau are seeking a boundary line adjustment between properties located at 138 and 136 Rocky Hill Road, in the Residential Single Family (R1) District, Assessor's Map 54, Lots 01 and 08, SUB #02-2018.

Saunders stated that this is a boundary line adjustment for Parcel A and the larger lot.

Bob Stowell with Tritech Engineering represented the applicant and addressed the Committee. Showed the changes on the plans and stated that this land was going to become part of the open space but now it is transferring to the Croteau's.

Saunders stated that this proposal will go to the Planning Board in May.

- B) Upland, LLC and Steve & Lori McHugh are seeking a boundary line adjustment between properties located at 138 Rocky Hill Road and 6 Shawn's Way, in the Residential Single Family (R1) District, Assessor's Map 54, Lot 01 and 1A, SUB #03-2018.

Bob Stowell with Tritech Engineering represented the applicant and addressed the Committee. Stated that this is the same as the last proposal but a different area on the lot. Stated that the land was encumbered by an easement but that now it will just be deeded over to the McHugh's.

Saunders stated that the application needs to be amended because the lot numbers listed are incorrect. Stated that the plans are not clear and asked for the property owner's name be put on the plans. Asked if they can get a better view so that all of the land is shown on the plans.

Stowell stated that he can reprint the plans at a different scale.

Saunders asked that they re-label the parcel to Parcel B.

Bobinsky stated that the Planning Board will want clearer plans to show the lots better.

Smith-Kenyon asked if they plan to build there.

Stowell stated that it is restricted with an access easement so there are no plans to build.

Saunders stated that there are a few changes and that it will go to the Planning Board in May.

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

None.

Motion: Metivier moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 11:15 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee