

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
APRIL 11, 2018**

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

MEMBERS ABSENT: None.

STAFF PRESENT: Tracy Gora, Planning Secretary.

OTHERS PRESENT: Dale Smith-Kenyon.

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

1) Approval of the minutes of the meeting of March 14, 2018.

Motion: Robidas moved to approve the minutes of the meeting of March 14, 2018.

Seconded by Metivier. Motion carried unanimously.

2) **OLD BUSINESS**

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

Please see below after "New Business".

2) **NEW 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.

Chris Berry with Berry Surveying & Engineering represented the applicant and addressed Committee. Stated that the proposal is to develop 26 townhouses and two single family houses. Stated that he conducted existing conditions of the site about a year ago and at that time there were two lots and a single family home on it. Stated that it is one lot now and the single family home was removed so the land is currently vacant. Stated that the proposal went before the ZBA where they worked on the design and received a variance to allow the multi-family use in the R1 zone and a variance to allow the proposed density. Stated that they are proposing a development with two single family homes in the front and 26 townhouse-style units in a horseshoe in the back. Stated that there are wetlands in the center and runoff will drain there as it does now. Stated that they are hoping to keep the center and the field open to create a nice transition. Showed the architectural drawings and stated that they are working with the topography to not just have a giant building sticking out of the ground. Stated that they went before the Conservation Commission for review and that they are going to have rain gardens to treat the stormwater before going into the wetlands. Stated that they do need a NHDES wetlands permit for the crossing at the entrance to the property and the pond they are constructing. Stated that the Conservation Commission is in favor of the proposal and that wetland permits have been filed with the State. Stated that they have already gotten a driveway permit from the NHDOT. Stated that they chose this location for the entrance to the property because it is the same spot as the existing driveway so the infrastructure is there and there will be little visual modifications. Stated that they will submit the full stormwater design report and they will be submitting for an Alteration of Terrain (AoT) permit. Stated that there is on-site water and sewer. Stated that all utilities will be underground and they are working with Unutil for natural gas. Stated that there is a traffic impact analysis.

Robidas stated that the Planning Board will be interested in the traffic from this project.

Saunders stated that they submitted a traffic impact analysis and asked if the Committee feels that it should be reviewed by the City's third party reviewer. Stated that the DPW was interested in traffic as Green Street isn't heavily used. Stated that the third party reviewer will look at the stormwater report and that maybe they should look at traffic also. Stated that the applicant can wait and see if the Planning Board will want the traffic reviewed but that may just add time to the approval process.

Robidas pointed out that the development is close to the intersection of Green Street and Indigo Hill Road.

Berry stated that this portion of the road is a State controlled highway and that the NHDOT has already issued its driveway permit. Stated that he understands that there may be an internal process but the NHDOT had no conditions of approval.

Kenyon-Smith wondered if the applicant's traffic data may be old as she travels Green Street a lot and that it seem busier.

Berry stated that his numbers are talking about trip generation and that he had someone go out there and take counts. Stated that there are only 16 peak trips. Stated that this type of development doesn't create as much traffic as single family homes.

Robidas stated that he is surprised by that.

Berry stated that the generation of people that usually purchases this type of home often work from home.

Bobinsky stated that he would like a copy of the NHDOT driveway permit. Stated the State recently repaved that section of Green Street and that there is a moratorium on it now. Asked about solid waste and recycling and stated that he would like more information on it. Stated that there needs to be a stop sign on the new road where it meets with Green Street. Stated that he recommends third party review of drainage and traffic and that there is a fairly busy intersection there. Stated that all utility tie-ins needs to be coordinated with the DPW. Stated that he didn't see specs on the sewer structure.

Berry stated that they were accidentally omitted and asked about a utilities manual.

Bobinsky stated that the City follows NHDOT standards.

Robidas stated that the name of the proposed new road should go to the street naming committee because they don't like having like-sounding roads.

McGlynn stated that he can work with the applicant on fire hydrants. Stated that they are either going to ask for an unrestricted access easement and have a padlock or the other option is with newer technology with remote access. Stated that he what he would prefer but that he doesn't know if the technology is supported yet.

Bobinsky stated that each townhouse will have a separate connection fee based on the number of bedrooms.

McLin confirmed that the units will be owner-occupied.

Hoyle stated that he didn't see hydrants.

Berry showed where the hydrants will be on the plans. Stated that he hasn't placed one at the road T.

Hoyle stated that he would like one at the T. Asked why they don't create a circular roadway.

Berry stated that they wanted to leave that open.

Hoyle stated that they would need to extend the left side as there isn't enough room for a ladder truck. Stated that he would rather the roads be connected so they don't have to back up.

Berry stated that he needs a template for the largest vehicle.

Saunders stated that this proposal is also considered a subdivision because of the creation of condos so the Subdivision Regulations will need to be met also.

Metivier stated that there is a dumpster with lighting at each road end and asked if the lighting is the responsibility of the condo association.

Berry stated that it is on the unit and that it is on a sensor or wired independently.

Metivier stated that the lighting there should be part of the condo association. Stated that the billing shouldn't be attached to one specific condo unit.

Berry stated that they are trying to avoid putting in large pole lights there.

Mike Patenaude of River Valley Development Corporation addressed the Committee and stated that they are looking at having solar powered lamps to have low condo fees. Stated that another option would be to put that cost on that unit's meter. Stated that the lights will still be maintained by the condo association though. Stated that he doesn't want to have another service.

Metivier stated that there are condo parking lamps so there is already a condo association meter.

Discussion ensued about lighting.

Saunders stated that there are a lot of lights in this development and suggested looking into cutting down on them.

McLin stated that he doesn't advocate for less lighting.

Berry stated that they are only illuminating intersections.

Metivier asked if the dumpster location is fenced.

Berry replied yes.

Saunders stated that the lighting detail shows box lighting but that the Planning Board will probably want something more aesthetically pleasing.

Patenaude asked if having a gravel circle road would work for the Fire Department. Asked if having a gravel pathway to complete the circle around the pond would work. Stated that it will have everything that a road would have but no hot top.

Hoyle stated that it would be fine if it can handle a 35-ton trunk.

Patenaude stated that it would be best for conservation and for the abutters.

Hoyle asked about maintaining it.

Patenaude stated that it would be plowed by the association.

Saunders stated that she thinks the gravel loop would need to be reinforced.

Metivier asked fire hydrant lines dead end.

Berry replied yes.

Saunders asked about granite curbing and stated that cul de sacs can be no longer than 800 feet in length. Stated that the entrance road can have no more than a 2% grade.

Berry stated that the NHDOT requires 4% so they have that much to get their permit.

Saunders stated that a waiver will be needed for that. Read from the Site Plan Review Regulations regarding landscaping for the parking areas and shade trees. Stated that bike storage will need to be added to the plans. Stated that the applicant needs to contact COAST Bus regarding any potential improvements. Stated that she doesn't like the sidewalk layout and that she would like it to continue to the gravel path on both sides. Stated that she didn't see the details on the stormwater pond in the center.

Berry stated that he didn't consider that a stormwater pond but that he can supply the information.

Saunders stated that she needs hood detail. Stated that sheet 8 of the plans shows a ten foot drop between the units on the right side of the development and the stormwater pond. Asked how it will be stabilized.

Berry stated that it will be fully stabilized with a four to one slope.

Saunders asked about the depression in the interior circle that isn't connected to the rain gardens.

Berry stated that it is an inlet sump.

Saunders asked about landscaping and stated that the top berm shows plant woody species but that might not be good for that area. Suggested having the third party reviewer look at that.

Berry stated that in the past communities have wanted this kind of planting. UNH has recently stated that they want the plants out of the rain gardens.

Saunders stated that they should be brought to the perimeter. Stated that sheet 12 of the plans looks like there is an upslope by the dumpster and asked for matting. Stated care for the slopes will be key.

Berry stated that the slope is three to one and that it will be matted properly.

Patenaude stated that the site isn't wet and that it will vegetate very well.

Bobinsky stated that there are areas on the plans that reference the City of Dover.

Smith-Kenyon asked about snow storage.

Berry showed on the plans and stated that the snow storage will be along the perimeter and some at the end of the roads.

Saunders stated that she is not a fan of snow storage in the swales and asked if they can look at that better.

Patenaude stated that it would be better if they were to plow in a circle.

Saunders stated that they will need third party legal review of the condo association documents.

Smith-Kenyon asked if the center area is going to have a conservation easement.

Berry replied no.

Hoyle asked what the price point will be for the townhouses.

Patenaude responded mid to upper twos. Stated that he wants to give the opportunity for people to afford moving back to their hometown.

Robidas mentioned that Somersworth doesn't have a 55+ community and that people are looking to downsize.

Patenaude stated that the units will be energy efficient.

Saunders stated that she needs to talk about site security but that she will address that in her memo.

Robidas stated that the Planning Board will be interested in granite curbing.

Berry stated that this proposal is designed as open sheet flow.

Robidas stated that they should put in as much granite curbing as they can because it would be better than not having any at all.

Patenaude asked if the Planning Board has ever worked with pour-in-place concrete.

Robidas asked about how that is with salt.

Bobinsky stated that he can look into that. Stated that it has a clean look and is more durable than asphalt. Stated that he has seen impact from salt.

Discussion ensued about timeframes moving forward.

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

There was no new business for review but the Committee discussed old business.

Saunders stated that she has updated plans for the Rocky Hill Road subdivision that was recently approved by the Planning Board. Stated that the applicant submitted revised plans right before the Planning Board meeting but that it wasn't a formal submittal. Stated that she got large vehicle radiuses and showed Hoyle and Bobinsky. Asked that if Committee members have more comments to get them to her by Friday.

Bobinsky stated that the stormwater plan is acceptable but they haven't finalized the hood issue.

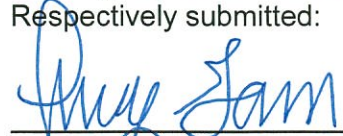
Saunders stated that she is not sure that would affect the stormwater plans. Asked if the City or the applicant sends the water plans to the State.

McGlynn stated that he feels that the City should.

Saunders asked to be copied on the cover letter to the State. Asked if the Committee needs to meet to review the final plans for Upland, LLC.

General agreement that the Committee doesn't need to.

Motion: Metivier moved to adjourn the meeting.
Seconded by Hoyle. Motion carried unanimously.
Meeting adjourned at 11:37 am.
Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee