

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
FEBRUARY 21, 2018**

MEMBERS PRESENT: Shanna Saunders, Chair, Mike Bobinsky, Tim Metivier, Tim McLin and Scott McGlynn.
MEMBERS ABSENT: Keith Hoyle, Paul Robidas
STAFF PRESENT: Tracy Gora, Planning Secretary.
OTHERS PRESENT: None.

The meeting was called to order at 10:33 am.

- 1) Approval of the minutes of the meeting of December 13, 2017.

Motion: Bobinsky moved to approve the minutes of the meeting of December 13, 2017.

Seconded by McGlynn. Motion carried unanimously.

2) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

- A) Upland, LLC is seeking 28-lot major conservation subdivision approval for property located at 138 Rocky Hill Road, in the Residential Single Family (R1) District, Assessor's Map 54, Lot 01, SUB #03-2017.

Bob Stowell with Tritech Engineering Corporation represented the applicant and addressed the Committee. Stated that he has supplied additional plan sheets to show the whole picture of the project and reviewed sheets SP1, 2 & 3.

Saunders stated that the proposal has already been forwarded for third party engineering review.

Metivier stated that his review is limited but that there are inconsistencies with the plan legend and the lines that are actually used.

Stowell stated that they will fix it so that everything matches.

McLin stated that he has no comments from the Police Department.

McGlynn stated that he spoke with the applicant before the meeting and that there is some language on the plans that needs to be updated. Reviewed suggested water amendments.

Stowell stated that he will make those changes and that the water lines may get extended in the future.

McGlynn stated that they need a revised copy of the plan that gets sent to NHDES.

Bobinsky stated that he submitted a memo to the Planning Department with his comments. Asked that they look closer at the length and width proposed for the cul-de-sacs for maintenance reasons and turning radius. Stated that wants further review of the placement of the electronic transformers to make sure they are protected from plows, etc.

Stowell stated that they are waiting for feedback from Eversource on the location.

Bobinsky asked who will be responsible for the landscaping in the cul-de-sacs.

Saunders stated that the applicant did submit homeowners association (HOA) documents and that maintenance should be mentioned in there.

Stowell stated that the HOA or one of the homes will have responsibility to maintain the cul-de-sacs.

Bobinsky stated that there are four street lights proposed but that he doesn't see the model or design proposed. Stated that LED fixtures should be used.

Stowell stated the detail sheet shows what Eversource recommends and that it is an LED fixture.

Bobinsky stated that be sure they are pedestrian scale. Stated that he would like more detail on SP1 showing the entrance to the subdivision.

Stowell stated that it a construction entrance.

Saunders stated that it is mis-labeled on the plans.

Bobinsky asked who will maintain the three bio-retention basins. Asked if it will be the HOA or if it will be turned over to the City.

Saunders stated that it is in the HOA.

Bobinsky stated that he is not sure how that works with easements so it needs to be straightened out.

Saunders stated that draft easement documents are needed.

Stowell stated that they will have easements for the bio-retention areas.

Bobinsky stated that if the City takes them then they will need access easements. Asked about timing for the planting of street trees.

Dave Francoeur, property owner, addressed the Committee and stated that with prior subdivisions the trees were planted at CO time, which is typical.

Bobinsky stated that he is just concerned with damaging trees as more lots get developed.

Metivier stated that he can hold up issuing a CO because of plantings and it would affect road acceptance.

Saunders stated that comments had been submitted in advance. Stated that she noticed that the HOA documents don't have language about management of the open space. Stated that she wants to clean up the language about the turnover of houses. Stated that there needs to be open space protection documents. Stated that the landscaping plan is good but that the transformer boxes need to be landscaped and added to the plans.

Stowell stated that he will add that to the landscape detail sheet.

Saunders asked about landscaping for the cul-de-sacs.

Francoeur stated that he is worried about visibility there.

Saunders stated that having them loam and seeded is good.

Saunders stated that the detail for the stormwater ponds is not the most up to date. Stated that the perk rate is high so they need the correct information.

Stowell stated that the notes for the catch basins should be in the general notes on page C6.

Saunders asked for consistency on labeling the lot frontages.

Stowell stated that he will summarize them.

Saunders asked Stowell to change the reference on the plans to a silt fence to a silt soxx. Stated that she is a little confused on the green space calculations on the plans.

Stowell stated that he will clarify.

Saunders stated that none of the sheets showing topography have numbers on them.

Stowell stated that he will label them.

Saunders stated that there is a boundary line adjustment included in this but it needs to be separated out. Stated that it is separate action from the Planning Board. Stated that per the subdivision regulations. There is a performance guarantee of 110% but she supports a waiver for less than that. Stated that she hasn't heard from the Fire Department yet and asked the applicant how they want to move forward.

Stowell stated that they don't want to delay going to the Planning Board

Saunders stated that they can move forward to the March Planning Board meeting.

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

None.

Motion: Metivier moved to adjourn the meeting.

Seconded by Bobinsky. Motion carried unanimously.

Meeting adjourned at 11:02 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee