

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
FEBRUARY 13, 2019

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

MEMBERS ABSENT:

STAFF PRESENT: Kelly Gagne, Deputy City Clerk

OTHERS PRESENT: Dale Smith-Kenyon.

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

1) Approval of meeting minutes.

Motion: Hoyle moved to approve the minutes of the meeting of November 14, 2018. Seconded by Robidas. Metivier abstained

2) OLD BUSINESS

- A) Any old business that may come before the Committee.
None

2) NEW BUSINESS

- A) Hilltop School, LLC is seeking site plan approval to rehabilitate the abandon Hilltop School building into 22-28 residential apartments, as well as minor parking and access drive aisle reconfiguration with waivers on property located at 17 Grand Street, in the Residential/Single Family/A(R1A) District, Assessor's Map 11, Lot 49, SITE #01-2019.

Smith from Beals Associates, PLLC handed out concept floor plans and pictures. Not a great deal has changed from the first proposal presented. There are some fire changes regarding apparatus and flow. He met with the DPW a few weeks ago to do a dye test which has allowed them to have a better idea on how the sewer system works.

McGlynn stated the new fire service is proposing PVC, he stated that as you go through the design, keep in mind that street pressure is 33 psi.

Smith stated the building will have at least 2 boosters.

Saunders asked if the pressure will affect the sprinkler system. Smith stated that the systems would have to be plumbed separately.

Bobinsky asked a few questions in regards to the waivers. He stated that for the drainage system waiver in general, he understands the request to use the current drainage system; he would also not like to use granite curbing. He would ask that

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in lieu of that he would like some attention on the property to have some existing drainage swales re-graded more in the area of grass.

Bobinsky stated he would like the Prospect Street drainage swale looked at for potential over growth. He also suggested CB inspections be done as well. He stated that he understands and agrees with the waiver requesting no screening in the parking lots and is fine with that. He asked Smith to explain the boundary survey waiver. Smith explained that they are looking at a building that is on an island, so researching a right-of-way would not be beneficial.

Bobinsky asked, in regards to the shade tree waiver, in the event a tree comes down due to age or another cause, what is the requirement for replacement.

There needs to be some tree replacement ideas.

There was discussion on tree replacement.

Bobinsky stated he also liked the traffic evaluation but would like a third party review. Smith agreed.

Hoyle stated that he would like the fire alarm control panel at the front door facing Grand St. He expressed concern that the police and fire radio transmissions are located on the roof of that building and that during construction is very important to keep them operational for public safety and to also have the generator accessible if we were to lose power on the hill. Smith had no objections and agreed.

There was discussion on generator options and if adding propane one would be beneficial.

Metivier expressed concern in regards to the sprinkler system that is being designed through a fire protection engineer. Although, sprinkler water hookup is indicated to transition to PVC the Fire Protection Engineer (FPE) most likely will be designing a type 13 system that is all black pipe and no PVC. Applicant was advised to follow FPE directions. Lighting, patios, windows changes and parking lot improvements may have HDC implications and could be subject to review
There was no bike rack indicated that he could see.

Smith stated that he didn't believe that there has been any real thought as to what patios would look like at this point.

Robidas stated that he has the list of waivers and most of the waivers he didn't see an issue with as he is also on the Planning Board. He also agreed that it didn't make sense to put in granite curbing etc.

Saunders stated that there is a requirement that new power lines be put underground, but according to the plans there is going to not be any new lines put up so keeping the above head power lines is not an issue. She stated that on the plans she only saw one dumpster enclosure, she questioned if one dumpster would be enough for 22-25 apartments.

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Smith answered that there will be two, one for trash and one for recycling both will be kept in that one enclosure.

Robidas stated that he would like to go back to the discussion regarding the propane generator. He plans on asking for that to be installed during the Planning Board meeting. He doesn't think it's a large cost to add it to the plans.

Saunders stated that time frame wise there were not a lot of changes to this plan in this meeting. We have scheduled you to the March 20th Planning Board meeting.

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

None

Motion: Hoyle moved to adjourn the meeting.

Seconded by Robidas, Motion carried unanimously.

Meeting adjourned at 11:08 am.

Respectively submitted:

Kelly Gagne, Deputy City Clerk
Site Review Technical Committee