

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
AUGUST 3, 2016**

MEMBERS PRESENT: Keith Hoyle, Mike Bobinsky, Scott McGlynn, Tim McLin, Paul Robidas and Tim Metivier.
MEMBERS ABSENT: Shanna Saunders.
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 July 6, 2016.

Motion: Robidas moved to accept the minutes of the meeting of July 6, 2016.

Seconded by McGlynn. Motion carried unanimously.

2) OLD BUSINESS

- A) The Tin Shed, LLC is seeking site plan approval to construct a new mini-storage facility on property located on Willand Drive, in the Commercial Industrial (CI) District, Assessor's Map 43, Lot 1L, SITE #08-2016. Two waivers are being requested.

Bob Stowell with Tritech Engineering Corporation represented the application and addressed the Committee. Stated that they were here to present the proposal two months ago but they have amended the plans and resubmitted. Stated that some of the major things from before were a complete drainage package for third party review and a minor traffic study. Stated that landscaping was talked about last time but now they have lots of landscaping when you come into the site and along the building. Stated that a significant length of this lot abuts the mobile home park so they have proposed a six foot high fence for that sideline. Stated that they have submitted a waiver request from the bufferyard requirement for that area because although the abutting property is a residential use, the road for the mobile home park is right there. Stated that normally they wouldn't install screening when they abut a street. Stated that there are four homes with direct line of sight to the property. Showed the proposed elevation of the new office building and stated that it will be stick-built with a barn-type look.

Hoyle asked for more information on the waiver requests.

Stowell stated that both requests are landscape related and that landscape has been provided in the front now. Stated that the other waiver is for screening in the bufferyard and distance.

Robidas thanked the applicant for the amendments and stated that waiver requests have to go to the Planning Board. Stated that he feels that all concerns have been addressed and is comfortable with what is here.

Metivier agreed with Robidas and stated that his comments, including those on New England style architecture, have been addressed.

McLin asked if this facility will have 24-hour access.

Stowell stated that they are trying to work through that now. Stated that they are going before the ZBA for a variance for an apartment and that will dictate if there is 24-hour access. Stated that if it is a gated facility then there will be 24-hour access.

McGlynn stated that the fire and domestic water services are valved separately.

Hoyle stated that he agrees with the Committee and that he asked for a secondary gate and another fire hydrant and they have been added.

Stowell stated that if the variance is granted then they will have an on-site apartment.

Motion: Robidas moved that the site plan application for The Tin Shed, LLC be moved to the Planning Board.

Seconded by Metivier. Motion carried unanimously.

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

None.

3) **NEW BUSINESS**

A) Cumberland Farms, Inc. is seeking a lot line adjustment and site plan approval for a retail motor fuel outlet with associated site improvements on properties located at 208 & 216 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 62, Lots 09 & 11, SUB #03-2016 and SITE #10-2016.

FX Bruton with Bruton & Berube represented the applicant and addressed the Committee. Stated that he represents Cumberland Farms throughout the State and that this project is prototypical Cumberland Farms. Stated that they are proposing a convenience store and fueling station where the former Cozy Nest currently is. Stated that there is a lot line adjustment and merging of lots associated with this proposal. Stated that it is a permitted use and that there doesn't seem to be a need for any zoning relief. Stated that they may need a variance for signage but that doesn't concern this Committee. Showed the proposed plan and stated that there would be ten fueling stations and that it will be the same type of Cumberland Farms that is going in elsewhere. Stated that this will be a nice looking area of the City. Stated that they are requesting a waiver from the landscape buffer in the rear. Stated that the required buffer is 100 feet but they are proposing 90 feet.

Robidas asked if the different stores are different sizes.

Bruton stated that this facility will be similar to the one in Newington by the mall.

Robidas stated that he is trying to picture the size it will be and asked if it will be similar in size to Rollinsford.

Bruton stated that the property that will be developed is bigger than it looks now because there will be a lot line adjustment.

Chris Tymula with MHF Design represented the applicant and addressed the Committee. Showed the aerial plan and stated that they are taking 100 feet of Route 108 frontage from the lot next to them and showed the lot line adjustment plan. Stated that lots eight and nine will be consolidated for frontage and area requirements. Showed the soil mapping plan and stated that there are sandy, well-drained soils. Showed the demolition plan and stated that everything on the lot now will be removed. Stated that they are proposing a 4700 square foot convenience store like the one in Rollinsford. Stated that the proposed building is prototypical and they have added a bump out area for ADA accessibility. Stated that the architecture will be similar to others in the area. Talked about access to the site and stated that there will be a full curb cut off Blackwater Road and another one off Route 108 to match the one across the street from it. Stated that there will be an "enter only" off Route 108 but closer to the intersection. Stated that there will be ten fueling stations with a diesel offering and underground storage tanks. Stated that there will be ten parking spaces along the front of the store and an outside patio seating area. Stated that there will be granite curbing and down lit site lighting. Stated that the dumpster will be in the rear and fenced in. Stated that there will be a stockade fence along the rear property line. Stated that the drainage is unique because there is no street drainage in the area. Stated that the road sheet flows onto this site. Stated that they wanted to make sure there is no ponding so they have deep catch basins around the site. Stated that an Alteration of Terrain permit is not needed. Talked about the drainage and stated that there will be an underground stormwater system. Stated that during construction they will make sure surrounding properties are protected. Stated that they will try to maintain the utilities without an impact and that underground electric and water are coming off of Blackwater Road. Stated that they will have an irrigation system. Stated that they have to submit with NHDES for the underground storage tanks. Stated that landscaping was their biggest challenge and explained. Stated that there will be screening and will have trees and low growth plantings. Stated that they will have a dumpster surrounded by a fence and arborvitaes and a six foot fence for a buffer from the abutters. Showed a picture of the existing conditions and a rendering of the new building. Stated that there will be lighting for the patio area.

Robidas stated that there has been a lot of discussions on the Route 108 ten year plan and asked if that has been talked about with this proposal.

Jason Plourde with Tighe & Bond, Inc. represented the applicant and addressed the Committee. Stated that they have met a lot with the NHDOT and stated that a change has been discussed and considered but not yet designed. Stated that this project would not get in the way and that only some landscaping would have to be adjusted if something happens. Stated that they can adjust for modifications.

Robidas stated that there has been discussion on putting a round-about in.

Bobinsky stated that this intersection is a candidate location for a round-about and that he would like to talk further with Cumberland Farms about that. Stated that an easement may be needed for that. Stated that there have been preliminary discussions on bike lanes and sidewalks.

Plourde stated that a round-about was discussed a little at the beginning and the NHDOT said to keep it in mind. Stated that due to the traffic on Route 108 a two land round-about would be needed.

Bobinsky stated that the project for Route 108 is a few years out.

Robidas stated that a two land round-about would be a disaster. Stated that he is worried about vehicle stacking on Blackwater Road. Asked if there is enough room to get out of the parking lot to turn out of the site.

Plourde stated that there are going to be sometimes where there will be stacking but that this is a corner lot and it is typical. Stated that there is stacking now.

Robidas asked if the curb cut on Blackwater Road should be moved back so there is more room to queue.

Plourde stated that it is already being moved back from what is there now and that queueing is expected for level B.

Robidas stated that he would like them to explore moving that curb cut way down.

Tymula stated that part of the basis for that curb cut location is for the tanker truck to access the site for deliveries.

Robidas asked if there are bollards around the seating area.

Tymula replied yes.

Robidas stated that the plan looks great but that he is concerned with the exit onto Blackwater Road being too close to the intersection. Stated that he is concerned with stacking in the site also.

Tymula stated that for the City, stacking in the site is better than in the road. Stated that they have little flexibility to move the entrance; maybe only like ten feet. Stated that they wouldn't want to move the parking closer to the residential area.

Plourde stated that they have gotten the ball rolling on a driveway permit for NHDOT and that they have been working with the State.

Metivier stated that the other entrance off Route 108 looks like it is angled to discourage northbound traffic from taking a left into the site there.

Plourde stated that the design should limit that and they should be using the first access.

Metivier asked if there will be a waiver request for the bike rack.

Plourde stated that they will add a bike rack to the plans.

Metivier asked about the vacuum tower being a structure.

Plourde stated that it would be the first he has heard of that being a structure.

Metivier stated that the roof top units can't be visible from the right of way.

Plourde stated that typically the roof top units are screened with a fence. Stated that there will be substantial tree growth and plantings that will help.

Metivier stated that the sign at the intersection of Route 108 and Blackwater Road looks like it could be in the line of sight.

Plourde stated that the sign is 25 feet high.

Metivier stated that the regulations require that there is landscaping around the sign.

Plourde stated that the bottom of the sign will be eight feet from the ground and that there will be low growth plantings.

Bruton stated that there is not obstruction with this sign on other sites that have the same one.

Metivier stated that the plans show a grease trap in a parking stall and asked if there is another location for that.

Plourde stated that is where it comes out of the building and that it will be a 1500 gallon tank.

Metivier stated that all exterior lighting needs to be down-lit and shielded. Stated that there is a waiver request to decrease the buffer to 90 feet but he wonders if it should be more than that because the dumpster is within that 90 feet. Stated that there are two parking stalls within the buffer.

Plourde stated that they can modify that.

Robidas stated that there is a five year moratorium on disrupting the pavement on Blackwater Road and that can only be waived by Council. Stated that he is concerned with tanker trucks coming in at that entrance and where they are coming from.

Plourde stated that the good thing about the location of this entrance is that it is not too close to the residential area.

Metivier asked if modeling showed issues with turning on the site.

Plourde stated that they did a model truck turn and it worked.

McLin confirmed that there will be a right turn only onto the site when heading southbound.

Plourde stated that they can put additional signage for that.

McLin asked if it will be a 24-hour facility.

Plourde replied yes and stated that the bathrooms are inside the store.

McLin asked if they have more room here than the normal Cumberland Farms.

Plourde stated that every site is different but that this is typical for Cumberland Farms. Stated that there will be 26 parking spaces.

McLin stated that he thinks that people will cut through the site to avoid the traffic light.

McGlynn stated that one of the notes on the plan talks about utility termination and stated that there are three water services out there.

Plourde stated that they will make sure everything is properly disconnected at the time.

McGlynn stated that there are at least two sewer laterals and that they have to be disconnected at the main and he needs to see it happen. Mentioned doing the water service workshop ahead of time because of fees, etc.

Bobinsky stated that Robidas mentioned traffic and stated that he knows that there is a lot of support and interest in the Route 108 complete street process. Stated that he has been working a lot on that. Stated that the plans don't show sidewalks along Route 108 but that he would like to see that.

Plourde stated that they don't typically show sidewalks when there are none in the area. Stated that he can work with the City on that.

Bobinsky stated that the Route 108 project is long term and a sidewalk element may be part of that. Stated that he would like to have follow up discussions on that. Stated that it would be interesting to have an overlay concept of the round-about. Stated that he is concerned with a two lane round-about and that his vision was for single lane

Plourde stated that they can work with the City and NHDOT on that.

Bobinsky mentioned storm drainage and asked about gravel wetlands.

Plourde stated that they work a lot with the NHDOT and the NHDES and they look at the best approach. Stated that based on the test pits, a gravel wetland would not work here. Stated that bio retention will be great and a good treatment system.

Bobinsky stated that they want to look at ways to make improvements to stormwater management.

Hoyle stated that it would be tough for the Fire Department to lay supply lines using the existing fire hydrant so he would like to see another hydrant installed.

Motion: Robidas moved that the site plan application for Cumberland Farms, Inc. be moved to the Planning Board.

Seconded by Metivier. Motion carried unanimously.

Bobinsky stated that he supports the motion but still would like to have a follow up meeting to include the NHDOT.

Discussion ensued regarding the definition of a structure.

Motion carried unanimously.

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

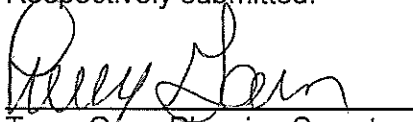
None.

Motion: Robidas moved to adjourn the meeting.

Seconded by McLin. Motion carried unanimously.

Meeting adjourned at 11:45 am.

Respectively submitted:

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

Tracy Gera, Planning Secretary
Site Review Technical Committee

