

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
MARCH 13, 2019**

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

MEMBERS ABSENT: Dale Smith-Kenyon, Mike Bobinsky

STAFF PRESENT: Kelly Gagne, Deputy City Clerk

OTHERS PRESENT:

The meeting was called to order at 10:34 am.

1) Approval of meeting minutes.

Motion: Hoyle made a motion to approve the minutes of the meeting of February 13, 2019. Seconded by McGlynn

2) **OLD BUSINESS**

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

2) **NEW BUSINESS**

A) Piccadilly Properties LLC is seeking a site plan approval to convert office space into 6 residential units at 97 High Street, in the Residential Business Zone with a Historic District Overlay(R/BH) Assessor's Map 11, Lot 37, SITE # 02-2019.

Paul Delisle, of Piccadilly Properties LLC introduced himself and stated that he is purchasing the GAR building located on High St. He would like to make the entire building residential apartments, but would entertain the renting the first floor as offices, if required. He plans to have the building remain as original as possible. He spoke about the site plan and the foot bridge in the area.

McLin asked if the intended market is to rent to tenants or buy. Delisle, answered he is creating condo quality units intended for rentals, doesn't see a market now for selling them.

Robidas asked how many bedrooms will be in the units. Delisle stated that they will be one and two bedroom units.

McGlynn asked if the building is equipped with a 4 inch water line for the sprinkler system and is the system activated inside. Delisle, answered yes that it currently also has an alarm system. McGlynn asked how many residential units exist now. Delisle stated that there are not any residential units currently, that it is just commercial offices. McGlynn stated that the existing domestic water service is 3" and was averaging 25 "units" per month. He doesn't know if the 3" pipe would be enough to supply multiple residential apartments, but at his cost the City could upgrade to a larger meter.

Shanna stated that he needs to apply for a water/sewer connection permit as soon as possible. The charge is \$1800 per bedroom. She suggested that he figure out what sized water line he might need prior filing for the permit. McGlynn mentioned that High Street is currently under Moratorium but that expires in October, he thinks.

Hoyle stated that he was in building the other day and has a fully functioning sprinkler system. The fire alarms would have to be reworked to allow for CO detection too.

Metivier asked if he planned on checking the Foot Bridge for structural stability. He also noted that Delisle made a comment about a dumpster, but he didn't see one on the plan. Delisle stated that it is where the current fenced in area is located.

Saunders stated that she thinks a bike rack may be required. The building is in the HDC so any exterior work needs to be brought to the HDC Commission. Lights in the building or window upgrades would need to go to the HDC. In addition, the parking lot will need to be shielded from the street with fencing or vegetation. ADA requirements need to be met. Metivier doesn't think that he meets the requirement to have an ADA apartment. Saunders stated that site plan requirements require a community room or interior space for a community room. Delisle, stated that there is currently exercise equipment there and may stay in the sale, if so he will plan to have keep that space as is.

Motion to schedule for the April 17, 2019 Planning Board meeting made by Hoyle, seconded by Metivier. Motion carried unanimously.

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 11:04 am.

Respectively submitted:

Kelly Gagne, Deputy City Clerk
Site Review Technical Committee