

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
June 5, 2019**

**MEMBERS PRESENT:** Shanna B. Saunders, Chair, Gary Lemay, Keith Hoyle, Paul Robidas, Scott McGlynn, Tim McLin, Dale Smith-Kenyon and Tim Metivier.

**MEMBERS ABSENT:** Michael Bobinsky, excused

**STAFF PRESENT:** Brianna Belley, Code/Assessing Clerk.

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

1) **Motion:** Metivier moved to approve the minutes of the meeting of May 8, 2019.

2) **OLD BUSINESS**

- A) Any old business that may come before the Committee.  
a. No old Business

3) **NEW BUSINESS**

- A) RJP Consulting Group, is seeking minor site plan approval for addition of a pad and walk in cooler at an existing KFC restaurant on property located at 9 Commercial Drive, in the Residential Commercial (RC) District, Assessor's Map 36 Lot 01, SITE# 7-2019 – PUBLIC HEARING

Applicant statement: Ron Stanley of RJP consulting group stated this is their second meeting, everyone should be familiar with our plans and revisions and responses from the first meeting, Stacy Deon and Ron Guiles, the business owners, are present. He reviewed the revision of construction, refreshing the finishes, and complying with the newest image of KFC

No member of the public was present.

Police: McLin had no comment

Water: McGlynn had no comment

DPW: Lemay asked where on the plans are the changes to the rooftop tower? Stanley stated on the initial sets of plans, you can most easily see it on sheet 8 2.0, the front elevation is on top of page. Initially the new image programs for KFC typically removes existing tower cap and replaces it with a different feature that looks like a large shingle, which is not appropriate, or leaves the cap off. At the last meeting the committee advised that particular existing pyramid cap was in compliance with the city architectural ordinance, so it will be retained and refreshed, made compatible to match the rest of building. Saunders asked if the structure is not changing, would there be lighting on it? Stanley stated no structure change. There are small down lights for the signage.

Fire: Hoyle had no comment

Metivier addressed fencing in the cemetery, making sure the piping is repaired. Deon stated she brought photos of completed piping

Metivier stated that more scheduled policing of the trash at the rear of the bin is needed. Perhaps thinning the vegetation will aid in the cleanup of the banking where it collects

Proud past, bright future

large amounts of debris. They need to develop a policy addressing that policing situation with staff., It needs to be addressed regularly, it becomes unsightly. Stanley stated the initial cleanup has been done, and the thinning is ongoing, it will be focused on by restaurant staff. Metivier asked if there will that be a written policy for the staff? He is looking for commitment by the staff 3-5 times a year that that it will be maintained.

Bullet point C3, new awning over the drive-up window, how is that attached to the brick wall? Stanley stated power is supplied to that, the same power that is supplied to the current awnings. Metivier asked that the contractors are aware of fire separation requirement; burning vehicles could allow fire to the building.

Planning Board: Robidas thanked Rice for updating the building. Stated that they never discussed the fixing of the stones in the cemetery, is that something we should check in with our attorney? Saunders stated the state historic preservation office might be who to check with.

Conservation Committee: There are people who make their living repairing stones, the only question I have is about landscaping, and I see you will remove and replace the dead tree. Who is responsible for the landscaping ongoing? There is invasive species within that area, an overall question. Saunders answered that the property owner is responsible for the trees and vegetation; we don't have anything on the books saying they are responsible for dealing with the invasive species. Don't cutback the invasive species, it will propagate more. She asked about the species of the tree. The applicant answered that it is the same kind of tree on site.

Metivier: If you circle the building and are not in the drive-up lane, there is a guardrail, the vegetation impedes and blocks the passage lane. Saunders asked Metivier if he wanted a condition of approval for the awning penetration on the side of the building? Metivier stated he want them to be aware of it now, it's a building permit. Wire that goes through the wall that's not protected properly, and vehicles catch fire.

Saunders stated four conditions of approval,

- I. A letter or written policy about trash and liter being addressed regularly on the site
- II. Cupola must remain part of the architecture
- III. The tree that is replaced must be the same species as other trees
- IV. The vegetation in the bypass lane must be cut back and maintained

Metivier: Moves to approve with the above stated conditions, as well as the standard conditions of approval.

Hoyle second

The motion passed unanimously.

- B) 100 Tri City Road LLC is seeking site plan and conditional use approval, with waivers to convert the existing structure into 20 condominium units for business use of various sizes ranging from 1,674 SF to 6,770 SF on property located at 100 Tri City Road, in the Business (B) District, Assessor's Map 39, Lot 01, SITE #004-2019 and CUP#01-2019.

Applicant Statement: Chris Rice from Witcher builders spoke. This is their second meeting, 5 acre parcel in the Business "B" zone, April 10<sup>th</sup> first SRTC, went to Con Com on May 8<sup>th</sup>, existing building with municipal sewer and water, 80% of stormwater drains to wetlands, removing 12,600 sq. foot of pavement, in the buffer area, 60 parking spots, major

changes previously shown was an access from Tara Meadows. Tara Meadows was not interested in giving an access easement, it has been removed from the plan. Updated lighting to be compliant, shifted dumpsters behind the building, chain link around the building has been removed, signs for no snow storage, revisions of landscaping, adding grasses, conformance of the list on town regulations, waiver requested, new metal panel over masonry, the only other comments, existing septic systems, contractors were to investigate if it was obtained, and existing septic to be removed or filled with sand

Police: McLin had no comment

Water: McGlynn stated that even though there are water and sewer, you must reapply for a connection permit

DPW: Lemay asked if there are going to be any developer or condo association, who is keeping up the signage, lighting and structures?

Rice stated the business owner. It will be rental units.

Lemay asked about signage upkeep- sun and elements?

Rice stated individual signs will be by renter, building signs will be by the owner, there is no language to address that. Saunders said she would work with the owner on how much signage they are allowed.

Rice stated they were planning on applying for a variance for signage

Saunders stated that what we find in a rental situation, if the owner leaves that up to the renters, the first four people will max out the signage and then the rest get nothing. Rice state there would be an individual sign over each doorway, each door gets its own signage.

Saunders suggested that be set up when the property owner comes in for the sign permit, and have each renter fill that space, and it will need variances. Rice stated after Planning Board approval, we will apply for that variance

Lemay asked about the traffic light study, any consideration given to the Tara Fields expansion?

Rice stated that recent traffic counts were the same in March 2019, as September 2014.

Proposed plan has 112 trips, prior had 105, concluded that a traffic single was not warranted. They are aware of the shared offsite improvements to Tri-City Road between this property and Tara Meadows, the owners have worked out a cost agreement, and they will pay their share.

Lemay questioned how conservative were your traffic estimates? Rice said a traffic engineer did that study so I do not want to misspeak. Lemay noted It was pretty close at times, a single hour shy. Rice stated It was close but it didn't go over the line ( I don't think this is right... could we listen to the recording...)

Lemay asked Rice to walk everyone through Waiver #5, where the perimeter plantings going.

Rice stated that the waiver request calls for interior landscape, trying to keep it open for tractor trailer deliveries, an island would not allow and defeat that purpose. We asked for a waiver because we are keeping what's existing but are removing 12,000 sq. ft of pavement. We thought it was a reasonable trade off

Saunders reiterated that DPW asked for third party review of both stormwater and traffic tradeoffs.

Fire: Hoyle reminded that you that you have to match occupant hazard with overhead sprinkler protection, and may have to add sprinkler protection based on on whoever move into the spaces, heads or extensions of piping.

Metivier added that the building is fully sprinkled, based on intended use, and the appeared use now is every unit has an overhead door allowing for vehicle entry, and you don't know what's going to be in those bays until you have a tenant, that creates the potential code trigger of a parking garage. Every time a vehicle can be parked in the bay, you may have 50-60 vehicles, in individual units, that is a potential parking garage and sprinkler heads might have to be adjusted. Metivier asked if new RTUs were going to be installed and stated that they have to be screened from public view, something decorative, not stockade fence. Setback from the buildings edge.

Rice took pictures, and stated it was not visible.

Metivier stressed to Rice to be cognizant of that if anything is added.

Planning: Robidas requested that the metal siding be broken up with a different color or shade Rice stated they would bring those to the planning board meeting

Conservation Committee: No comment

Saunders stated that landscaping is important, and that Planning Board is going to be having a tough time with those waivers, you really need to explain why you need that space. Last thing, she mentioned it before, there is a lot of pavement, it's tempting for outside storage, she is going to recommend that there is no allowed outside storage as a condition of approval

Saunders motioned to move to planning board

**Motion:** Saunders moved to adjourn the meeting. Metivier seconds. Motion carried at 11:06 a.m.

Respectively submitted:

Brianna Belley, Code/Assessing Clerk  
Site Review Technical Committee