

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
September 11, 2019

MEMBERS PRESENT: Shanna Saunders, Keith Hoyle, Scott McGlynn, and David B. Kretschmar

MEMBERS ABSENT: Mike Bobinsky, Paul Robidas, Timothy McLin, and Tim Metivier

STAFF PRESENT: Dana Crossley

The meeting was called to order at 10:36 am.

1) Approval of the minutes:

Hoyle MOTIONED to accept the September 4, 2019 minutes.

McGlynn SECONDED the motion.

The MOTION CARRIES by a 3-1 vote. (Kretschmar abstained)

2) OLD BUSINESS

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

3) NEW BUSINESS

- A) Somersworth Falls LLC, is seeking site plan, *waivers *and conditional use permit approval to expand the existing parking lot on a property located at 267 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 46 Lot 4F, SITE#14-2019 and CUP#07-2019

Applicant Statement: **Barry Gier** of Jones and Beach Engineers attended the meeting. Gier stated the site contains 1 building and 51 existing parking spaces. He stated the northern portion of the lot is forested wetlands.

Gier stated that the eye doctors have been working out of this building for the past 5 years. They have determined they do not have sufficient parking particularly in the front of the building. He stated the business has many older patients. Gier stated the applicant is requesting to expand the parking lot in order to accommodate those needs. He stated the request is to add 6 spaces to the front north parking lot and 8 that will be double parking, for employees only, on the side.

Gier explained that the front parking expansion will require a revision to the existing drainage system and bio retention area. He stated they are proposing rain garden next to the drainage area to manage the runoff from the increased impervious surface.

Gier stated they are seeking some waivers as well in the application. The first waiver is from Section 11.4.B.IV from the requirement to have granite curbing because the existing project utilizes open drainage with no curbing. The second waiver being requested is from Section 11.4.B.VII the pavement setback because the proposed parking is 50+ feet from the road pavement. He stated the parking lot would encroach a maximum of 16.5' from the property line.

Police Department: No comment.

Site Review Technical Committee
Minutes of Meeting September 11, 2019
Page 2 of 3

Water Division: No comment.

Fire Department: No comment.

City Planner: Saunders explained that the Public Works Director and Building Inspector were unable to attend the meeting but provided her with comments to share.

Public Works Concerns: Saunders stated Public Works is okay with no review of the drainage but will require that third party overviews the installation. She explained that it will require an escrow for that and the milestones will be discussed during the Pre-Construction meeting.

Saunders noted that the plans stated the use of silt fence. She explained that they would prefer the use of silt soxx and for that change to be made to the plans.

Saunders stated a standard condition of approval is for a yearly submission of a stormwater inspection report. She noted that a stormwater maintenance plan was submitted with the plans. She stated they will want to see those reports moving forward.

Saunders asked for more information on the snow storage plan particularly in the case of the double stacked parking. Gier stated they plan to store the snow in the same manner as they currently do next to the existing pavement. He stated they mostly clear snow during the off-hours. He stated there will be signs that limit the area of double stacked parking to employees only. He stated during open hours employees would be required to move their car for a short period of time to allow for snow plowing and then move the cars back.

Saunders stated the concern comes from the closeness of the property lines. She stated they will need to ensure the snow is kept on their property.

Saunders stated that Public Works wants to ensure there are no fire safety concerns for the double stacked parking. Hoyle stated not really. He stated fire could spread more easily but not a large concern.

Building Inspector Concerns: Saunders stated the building inspector noted that the ordinance requires businesses to have a bike rack. She stated a location for one should be shown on the plans.

Saunders asked for information on any parking lot lighting changes. Gier stated they are not proposing any additional lighting. One light will be moved to be adjacent to the new parking area. He stated they expect that light to be adequate for the extra spaces.

Saunders stated her only comment is in regards to the wetland ordinance. She stated that she is aware the applicant has applied for a CUP. She noted that the wetland ordinance requires no more than 50% of the 50'-100' buffer can be impacted. Saunders stated that percentage should be shown on the plan.

Public Comment: Dale Smith-Kenyon of the Conservation Commission stated she is aware the applicant will be presenting to the Conservation Commission that night. She stated on page C2 there are two squares shown, she asked for explanation of what those squares are. Gier stated that is the existing overflow for the basins.

Site Review Technical Committee
Minutes of Meeting September 11, 2019
Page 3 of 3

Saunders requested that be labeled on the plans.

Smith-Kenyon stated her review of the plantings seems to be adequate but encouraged the applicant to review the list in the Site Review Regulations.

Saunders informed the applicant that a memo will be issued reflecting the comments from this meeting. She stated she did not believe this application would require a second SRTC meeting but will be in contact on how to move forward.

Motion: Hoyle MOTIONS to bring this matter before the Planning Board. McGlynn SECONDS. The motion CARRIES by a 4-0 vote.

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

No other business.

Motion: Hoyle MOTIONED to adjourn the meeting. McGlynn SECONDS the motion. The motion CARRIED at 10:46 am by a 4-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee