

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
October 2, 2019

MEMBERS PRESENT: Shanna B. Saunders, Keith Hoyle, , Tim Metivier, and Mike Bobinsky

MEMBERS ABSENT: Timothy McLin, Scott McGlynn and Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:32 am.

1) Approval of the minutes:

Hoyle MOTIONED to accept the September 11, 2019 minutes.

Bobinsky SECONDED the motion.

The MOTION CARRIES by a 3-0-1 vote. (Metivier abstained)

2) OLD BUSINESS

A) Any old business that may come before the Committee.

1. No old business discussed.

3) NEW BUSINESS

- A) **Twelve Month LLC, is seeking subdivision plan amendment to eliminate a small section of the approved sidewalk on a property located at Villages at Sunningdale, in the Residential Single Family (R1) District, Assessor's Map 20 Lot 05, SUB#05-2013**

Applicant Statement: John Krebs of Twelve Month LLC, explained the request to remove a portion of sidewalk on Sunningdale Dr. He stated that Sunningdale Drive does not go past lot 86 as that area is now the Open Space parcel. He stated there are no sidewalks on Cattail Drive.

Krebs stated that when the lots were built, the grade was so steep on the side that the side-walk is designed to be on that it cannot be put in. He explained that he met with staff and discussed moving the sidewalk. He stated the end result of the discussion found that eliminating the sidewalk would make the most sense.

The board discussed the history of the sidewalks. Krebs stated he was unclear to why the sidewalks did not extend past Cattail.

Krebs explained that the grade on the side that the sidewalk has been approved on is very steep. He explained that the driveways had to be lowered to meet the max grade. To install the sidewalk on that side would require retaining walls.

Krebs explained that the sidewalk could be relocated across the street but it would still be a sidewalk to nowhere.

Saunders noted that the plan is for the City to take ownership of the roads and sidewalks at the completion of the development. She stated the maintenance of those streets and sidewalks should be considered during review.

Saunders explained that this request will be going to the Planning Board for final decision.

Bobinsky stated he would advise the applicant to discuss with the developer the history of the requirement to have a sidewalk in that location and why it does not connect to Green Street. Krebs agreed that he would follow up with the developer and project engineer.

Bobinsky asked if the stop sign at the intersection will remain in place. Krebs stated as far as he was aware it would.

Metivier stated he believed from the previous review that the subject portion of sidewalk was to serve Cattail and the now undeveloped area.

Saunders advised the applicant to have an alternate plan if the Planning Board does not want to see that sidewalk removed.

The committee discussed the tip down at the intersection and the crosswalk.

Bobinsky stated that the tip down is required at the corner. He stated that the stop sign needs to stay in place as well. He stated he does not think a crosswalk is needed if they remove the sidewalk, but if they move the sidewalk to the opposite side of the road (south side of road) a crosswalk shall be installed.

Bobinsky suggested that the applicant be able to depict where the trail head is located. Krebs stated it is just north of what is shown on the plan.

Metivier ensured that there is a tip in for the driveways. Krebs stated there are.

Metivier MOTIONED to move the application to the Planning Board.

The MOTION is SECONDED by Hoyle.

The MOTION CARRIES by a 4-0 vote.

B) River Valley Development Corp., is seeking site plan amendment to modify curbing, trail design and clarify rain garden design on a property located at 206 Green Street, in the Residential Single Family (R1) District, Assessor's Map 08 Lot 78, SITE#01-2018

Applicant Statement: Michael Patenaude of River Valley Development Corp. attended the meeting. CURBING DISCUSSION: He stated the approved plan requires granite curbing around the islands. He stated that they have used field stones for retaining walls with granite steps that lead up to the front doors of the condos. Patenaude explained that the islands are in front of the retaining walls. He stated without the steps it would be too steep. He stated he feels he has achieved the aesthetic look that is required and that the granite curbing is not needed.

Patenaude stated to prevent cars from rolling into the electric boxes and fire hydrants he will be installing rocks that will act as a natural bollard. He stated this will match the field stones used in the retaining walls. He stated there will be 120' of field stone rock walls with 4 sets of stairs to each building. He noted he has added a flag stone with matching landscaping.

Hoyle noted that the site looks good.

Metivier stated he would support the curbing change request. He stated the enhancements that have been done are more attractive than a granite peninsula.

Hoyle agreed with Metivier's comments and encouraged the applicant to bring photos to the Planning Board meeting.

Metivier stated he would support the change of material used for the bollards as well. He stated having the natural bollards would match the surrounding enhancements done to the property. He noted if the rock is large enough it would be equal to an installed bollard.

Bobinsky stated that if they remove the granite curbing there will be more erosion and that will need to be maintained.

Patenaude noted he would be encouraging the Planning Board to schedule a site visit.

Saunders stated that the roadway is super elevated and that would hopefully reduce the erosion.

Bobinsky stated he would like to ensure that the erosion is maintained.

DRAINAGE DISCUSSION: Patenaude stated that his engineer brought to his attention the Alteration of Terrain permit no longer requires plantings inside of the rain garden. He stated they have found that the plants will not grow in the rain garden. He is requesting to remove the plants from the rain garden to be in line with the AOT permit requirements.

Patenaude stated the rain garden will consist of 2' of stone, 1.5' of biomedica and will be grass lined. He stated his request is to build the rain garden as per the plans with the exception of the plantings. He stated the slope plantings would remain.

Saunders clarified that the only change here is to the rain garden plantings and not the design elements.

Patenaude stated he is requesting to have the rain garden be grass lined to be in line with the AOT requirements.

Saunders stated she has no problem there as maintenance of vegetation is always an issue.

Bobinsky stated he agrees and that this field of stormwater treatment structures is always evolving.

TRAIL DESIGN: Patenaude stated the sidewalks that connect from the development to Turgeon Lane were shown on the plans to be paved. He stated he was unsure how it got onto the plans but it is a gravel road and showing paved sidewalks.

He stated his request is to use stone dust on the gravel portion of the road for sidewalks. He stated the stone dust will allow for a difference between the sidewalk and roadway. He stated the graveled area is called a path on all of the approvals but the plan shows the sidewalks to be paved. He stated he would like to keep the maintenance cost down for the home owners association.

Saunders clarified the request is for stone dust sidewalks on only a portion of the development.

Patenaude stated yes, the South portion of the development the plan shows for it to cross but would like to also have it on the uphill side.

Metivier asked what the original width of the road is. Patenaude stated right now the road is drivable but it is not intended to be. He stated at completion of the project bollards will be installed to block the roadway (Turgeon Lane).

Metivier clarified that the emergency lane is gravel. Patenaude stated yes.

Metivier stated he would support this change.

Saunders stated she believes the original intent was to connect the interior sidewalks to Turgeon Lane.

Patenaude expressed his concern of plowing the gravel roadways with paved sidewalks.

Bobinsky stated the five foot sidewalk around the development is asphalt. Patenaude stated yes, that is already in.

Bobinsky stated he is fine with stone dust. He noted that it does have some maintenance as well. Patenaude stated that is part of the maintenance in the home owners association.

Saunders noted that this application will be going to the Planning Board for final review.

Metivier MOTIONED to send the application to Planning Board.

Hoyle SECONDED the MOTION.

The MOTION CARRIES by a 4-0 vote.

- C) **Trio Investments, LLC, is seeking site plan amendment to increase seating on a property located at 49 Market Street, in the Business with Historic Overlay (BH) District, Assessor's Map 11 Lot 78, SITE#09-2016**

- D) Applicant Statement: Sara Nadeau of Trio Investments LLC attended the meeting and presented the application.

Nadeau reviewed the history of the project. She stated they are looking for an amendment to be able to utilize the building for an Arts Venue. She has spoken with a production company that would be interested in this venue but they would need to be able to increase the seating allowance.

Nadeau explained that the current approval is based on round table seating. She explained she has worked with the Fire Department and her original engineer and are requesting to increase their occupancy to 315 guests. She stated this would be based on seating in the second floor hall.

Nadeau reviewed the stipulations that were put in place from the original site plan approval. She noted that parking was a concern during the first review. Nadeau explained that they provide a copy of the parking information in all of their leases and the information is readily available on their website as well. She stated she is also requesting that the restriction in the NOD for events to end at 9:30PM be amended to match the noise ordinance.

Hoyle stated that the Fire Protection Engineer was in contact with Lieutenant Moore. He stated there was information that Moore requested that was not part of the packet. He stated that additional information that needs to be addressed is the sprinkler and fire alarm inspections. Nadeau stated this was done and she will send the Fire Department the report.

Hoyle stated fire extinguisher installation needs to be done and the kitchen extinguisher system does not look like it is in use. Nadeau stated the hood is not connected and they do not use it as a commercial kitchen. She stated they cannot create grease and it is only used for re-heating. Hoyle stated that the stage curtains need to be certified fire proof and the department will need verification of that. Nadeau stated that she believes that was submitted for the first occupancy permit. Hoyle asked for re-verification paperwork.

Metivier asked if the structural capacity was studied as well. Nadeau stated yes and that was part of the packet as submitted.

The committee discussed the noise ordinance and determined clarification was needed on the end time.

Bobinsky asked how the parking had been going over with the guests. Nadeau stated she expected more questions on the matter but it has not been an issue. She stated they have not had to utilize the shuttle very often. She noted that often Uber and Lift are being utilized when the guests know there will be drinking.

Metivier asked if they are requesting change for the handicap and loading zone. Nadeau stated that they are not asking for change there.

Saunders stated that the packet was put together very well. Saunders noted this application will be going to the Planning Board for final review.

Hoyle questioned if there is an issue with the bathrooms. Metivier stated he would have to review the interior plan but can confirm.

Hoyle MOTIONED to send the application to the Planning Board.

Metivier SECONDED the motion.

The MOTION CARRIES by a 4-0 vote.

Any other new business that may come before the Committee.

No other business.

Motion: Metivier MOTIONED to adjourn the meeting. Hoyle SECONDS the motion. The motion CARRIED at 11:34 am by a 4-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee