

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**October 9, 2019**

MEMBERS PRESENT: Shanna B. Saunders, Keith Hoyle, Scott McGlynn, Paul Robidas, and Mike Bobinsky  
MEMBERS ABSENT: Timothy McLin and Tim Metivier  
STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:30 am.

1) **Approval of the minutes:** No minutes for review.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

A) Piccadilly Properties LLC, is seeking site plan amendment to convert first floor office space to residential units on a property located at 97 High Street & 10 Highland Ave. in the Residential/Business with Historic Overlay (R/BH) District, Assessor's Map 11 Lots 37 & 39, SITE#02-2019

Applicant Statement: Paul Delisle, representative of Piccadilly Properties was in attendance.

**Delisle** stated he went back to the Zoning Board to receive a density variance to allow a maximum of 8 residential. He explained that there has been a high demand for the residential units and has found little demand for the office space. He explained that to access the office space, the public would have to come through the back of the building (entering on the second level) and go through the residential space. He stated all of the parking for this building is in the back of the building and there is no on street parking in the front.

Delisle provided a floor plan layout for the first floor of the building to the Board. He stated this request is to add 2 units on the first floor and 1 in the basement. He stated he will not be changing the walls and will only be adding in showers and kitchens.

Board Discussion:

Robidas asked if the basement would still have a gym. Delisle stated half of the basement will be a common room and the other half a unit. He stated there will not be a gym.

McGlynn stated this will be an increased demand on the water service. He stated they will need to go through the application process for water and sewer again. He stated if they find that the  $\frac{3}{4}$  water service is not adequate the applicant will need to increase at his own expense. (Subsequent site visit proved that the site is actually served with a 1" stub from the main)

McGlynn questioned how the backflow process was going. Delisle stated it was completed. McGlynn and Delisle agreed they would set up a time for an inspection.

Saunders stated this application will be going to the Planning Board for site plan amendment because it's a multifamily.

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Bobinsky stated he agrees with McGlynn's statement that there could be a potential sizing issue in regards to the water flow.

Hoyle clarified that the basement unit would have proper egress. Delisle stated that unit has the required two exits.

Saunders stated she had no additional comment.

Robidas stated he had no additional comment.

Hoyle MOTION to send the application to Planning Board.

The MOTION was SECONDED by Bobinsky.

The MOTION CARRIES by a 5-0 vote.

B) Wentworth Douglass Hospital, is seeking conditional use permit for a 1-mile long nature trail with portions in the wetland buffer on a property located at 23 Works Way, in the Commercial Industrial (CI) District, Assessor's Map 61 Lot 14B, CUP#08-2019

Saunders stated this application is on the agenda for the Conservation Commission's meeting later in the day.

Applicant Statement: David Dagenais and Brian Capalbo from Wentworth Douglass Hospital were in attendance.

**Dagenais** stated the nature trail will not be open to the public. He stated it will be an educational nature trail for the Works youth groups and programs. He stated the vision is to bring the children of those programs to use the trails for education purposes and exposure to nature.

Degenais stated the trail is a mile long path and has provided an outline for the board. He stated the goal is to bring the youth back to nature. He stated they have partnered with UNH to identify species along the path.

Degenais stated there are points in the path that they have to cross a stream and the intention is to get over it with minimal impact. He stated they want to ensure people follow a specific path and there will be tour guides. He stated he would use woodchips to delineate the path. He noted that food and drinks will not be permitted in the space. He stated the goal is to keep the path as natural as possible.

Board Discussion:

Saunders asked if the vernal pools and wetlands boundary were verified. Degenais stated it was updated by VHB in September 2019 and shown on the plans that were submitted.

Saunders noted that any wetland crossing will require a DES permit. Degenais stated the plan was to apply once he is done with the application process with the City.

Bobinsky asked for clarification on the plan. Degenais stated the red line identifies the trail and the green line is the buffer.

Bobinsky stated that woodchips are fine for a nature trail but they do require some maintenance and upkeep. Degenais stated the natural wood chips are to identify the path and they will only perform

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maintenance if there is an unsafe situation. He stated they would not annually be re-installing the woodchips.

Bobinsky stated the woodchips would erode and wash off over time. Degenais stated they want some vegetation within the path to make it as natural as possible. He stated there would be no stone dust or pavement used.

Bobinsky asked if there would be signage on the trails. Degenais stated the goal is to have smaller plaque signs to identify trees. He stated it would not be a workout trail nor one that can be used by runners.

Hoyle asked about emergency services. Degenais stated that they will develop an internal response system for the trails. He stated they would have a process in place for when the EMS was required. Hoyle had some concern about access to individual's way back on the trail. Hoyle asked about a potential Gator for the Fire Department to utilize. Degenais stated that was something they could look into.

The committee discussed the width of the trails. Degenais stated that the trails would be 4-5' in width.

Robidas stated it would have to a specialized GATOR that can carry a stretcher.

Saunders noted the area would be very wet in the spring and probably highly populated with mosquitos. Degenais stated they want to introduce and educate the children on the risks of nature. He stated they would want to introduce them to have the knowledge of ticks, poison ivy and bugs.

Bobinsky asked about tree cutting. Degenais stated the only tree cutting would be trees that are down. He stated they would not be cutting any live trees.

Hoyle MOTIONED to send the application to Planning Board.

The MOTION was SECONDED by Robidas

The MOTION CARRIES by a 5-0 vote.

**Any other new business that may come before the Committee:**

Bobinsky stated he received the 100 Tri City Road final plans. He asked if they had started any work yet.

Saunders stated no not yet, they will require a preconstruction meeting first.

**Motion:** Robidas MOTIONED to adjourn the meeting. Bobinsky SECONDS the motion. The motion CARRIED at 10:53 am by a 4-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary  
Site Review Technical Committee