

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
December 11, 2019**

MEMBERS PRESENT: Shanna B. Saunders, Keith Hoyle, Tim Metivier, Mike Bobinsky,
Timothy McLin, Scott McGlynn and Paul Robidas

MEMBERS ABSENT:

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 October 2, 2019 minutes.

Bobinsky SECONDED the motion.

The MOTION CARRIES by a 5-0-2 vote. (Robidas & McLin abstained)

Hoyle MOTIONED to accept the October 9, 2019 minutes.

Bobinsky SECONDED the motion.

The MOTION CARRIES by a 6-0-1 vote. (Metivier abstained)

2) OLD BUSINESS

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

3) NEW BUSINESS

- A) **Thomas Gagnon, is seeking site plan approval to convert a duplex into a 3 unit multi-family on a property located at 10 Depot Street, in the Residential Multi-Family (R3) District, Assessor's Map 09 Lot 208, SITE#17-2019**

Applicant Statement: **Thomas Gagnon** attended the meeting to represent the application. Gagnon stated he owns the property at 10 Depot St. He stated his family purchased the property in the late 1980's and at that time it was a 3 unit. He stated they have always been taxed as a 3 unit but the appropriate permits to make it a 3 unit were never pulled. He stated he is going through the process to legally have a 3 unit building.

Robidas asked for more information on the history of the parcel. Saunders stated that while reviewing the files they determined that there was no information on how it became a 3 unit. She stated the last permit that was for the property stated it was a duplex and that was from the 70's. There were no permits to change the property to a 3 unit from that duplex. She stated the permit from the 70's was to do repair work on the duplex.

There was a brief discussion on the lack of permits to convert the structure from a duplex to a 3 unit.

Saunders stated the owner is seeking at this time to make the property a legal 3 unit building. She explained that there is a clear line between the assessing and building department. She stated the assessors may find something that is unpermitted but will not report back to the building department.

McLin stated he had no comment.

McGlynn stated a new water and sewer application will need to be filed. He stated a residential dual check valve must be installed if there is not an existing one. Gagnon asked if that is a typical install. McGlynn stated yes.

McGlynn informed the applicant that the water line was unable to be turned off and it is energized from the main to the property shut off.

Bobinsky asked if the applicant had a proposed schedule for the renovations. Gagnon stated he is still in negotiations with the insurance company for restoration from the fire. He explained it has been a very slow process.

Robidas asked if it was known when the property became a 3 unit. He stated he felt it was unfair to charge the water and sewer fees at this point. McGlynn stated that by going through the application process for the water and sewer it would formalize the property as a 3 unit. He stated there may be no charge if there is not bedroom change from what they are currently being charged.

Metivier stated that the charges are based on bedrooms and not units.

Hoyle stated a 3 unit in the State of NH shall have sprinklers. He stated they will also be required to install a new fire alarm. Hoyle stated because of the recent fire and renovations he was unsure the State Fire Marshall would consider this a grandfathered situation that did not require sprinklers. He stated there is an appeal process that the applicant may go through with the State if they desire.

Metivier stated building code would also require a 3 unit to have sprinklers as well because it would be considered an apartment building. He explained some of the different types of sprinkler systems that may be utilized.

McGlynn stated the sprinkler system would have to have a separate water line from the domestic water supply that is connected to the City's water main. He stated there would be a separate application process for that, as well.

Hoyle stated the applicant will need a stamped plan from a Fire Engineer for the sprinkler plan.

There was a brief discussion on the State Fire Marshall's exemptions and sprinklers.

McGlynn noted that the winter moratorium for digging in the City's ROW is in effect. He stated a new connection could not be installed until after April 15, 2020.

Robidas stated he had no further comment.

Saunders stated they would need to receive plans before moving this application to Planning Board. She explained the Planning Board is going to want to know if the property is going to have a sprinkler system or if it meets an exemption. She stated when the applicant determines the next steps forward he could come before this committee again.

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

Saunders stated included in the board's packet was the 2020 meeting date calendar for the SRTC meetings. She stated this upcoming year they will be breaking Minor Site Plan off into its own special meeting. She stated there are established meeting dates and deadlines but they would only meet as needed for that meeting.

Motion: Robidas MOTIONED to adjourn the meeting. Bobinsky SECONDS the motion. The motion CARRIED at 10:57 am by a 7-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee