

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**May 6, 2020**

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

The meeting was called to order at 10:35 am.

Saunders stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Committee is authorized to meet electronically.

- 1) **Approval of the minutes:** Robidas MOTIONED to accept the March 4, 2020 and March 11, 2020 minutes as written.

Bobinsky SECONDED the motion.

The MOTION CARRIES 6-0 by roll call vote.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- A) **Palmer Gas & Oil, is seeking site plan and conditional use approval for LPG Bulk Storage Tanks with associated infrastructure on a property located on Gator Rock Road, in the Commercial Industrial (C/I) District, Assessor's Map 47 Lots 1-I &1-J, SITE#02-2020 & CUP#02-2020**

Applicant Statement: **Bob Stowell** of Tritech Engineering, **Bill Ermer and Paul Perry** of Palmer Gas & Oil, **Jody Ameden** of Crown Energy Solutions, and **Peter Billip** of Remax were in attendance to represent the application.

Stowell stated they submitted their response to the SRTC and Third Party Review comments on the 29<sup>th</sup> of April.

Saunders stated they had received the final comments from Horsley Whitten (Third Party Review Engineer) that morning. She stated they were satisfied with the supplied reports.

Stowell reviewed the items that have been addressed from the SRTC comments. He stated the wetland buffer line has been clarified. He stated they added the nitrogen lines to the plans and supplied a short traffic analysis, prepared by TEPP LLC. He stated they have added the location of the porta potty to the plans with the note that it will be on a concrete pad. He stated his understanding is that if curbing is required on a site it shall be granite but this site does not require curbing for the parking or drainage. He stated they would not be seeking a waiver unless requested to by Staff.

Saunders stated she agreed that a waiver was not required nor the granite curbing for this site.

Stowell stated they have removed the parking area near the building. He stated the employees will all park in the area depicted for the bobtail parking. He stated there is landscaping on both sides of that parking area.

Saunders stated they will move that forward as presented to the Planning Board for their review and comment.

Stowell stated the site lighting has been clarified and conforms to the regulations. He stated they have corrected the notes on the plan for the drainage. He stated it is clarified on the plans that there are two layers of filter fabric being used. He stated they have provided architectural elevations for the maintenance shed. He stated he understands they may need to add additional detail to the building. He stated he is looking for input and direction with the architecture of the building.

Robidas stated he is comfortable with what has been presented to move forward to Planning Board. He stated the report from Third Party Review was clear cut.

Saunders stated the side of the building that faces the street the applicant should consider a window or false window. She stated the Planning Board will look for more detail on that as the regulation is clear on no blank sides of buildings to face the road.

Robidas noted that having an additional window may create more of a security concern since the property is currently secluded. He stated he would be fine with no changes.

Stowell stated they have added vegetation removal from under the tanks to the Stormwater Maintenance Manual. He stated the drainage area will have a seed mix and no additional plantings are proposed.

Stowell stated they are going before the Conservation Commission next week for review of the Conditional Use Permit. He stated the stormwater inspection plan was reviewed by Horsley Whitten. He stated the additional screening has been removed from the fencing to make the site more visible. He stated the applicant is aware that Gator Rock Road is a public road and the pump house is private but inactive. He stated they have noted that one of the water services will be abandoned due to the lot merger.

Kramlinger stated he has read the written response from the applicant and does not feel they need to review them item by item. He stated the answers that he was given was that they meet the minimum standard for NH, but he was looking for the applicant to choose to go beyond the minimum. He stated if the site is developed above the minimum standards there would be less worry in the future should there be a natural disaster event. He stated it would be voluntary on the applicants end but would like to see the site as safe as possible.

Robidas excused himself from the meeting at 11:00 am.

Stowell stated they were looking for more direction in regards to the Fire Chief's comments. He stated from their standpoint, they do not know non New Hampshire standards along with the costs associated. He stated with these comments today, they will look into other standards and costs associated.

Saunders stated it would be appropriate that the applicant bring those cost estimates with them to the Planning Board. She requested the information be provided to the Department

of Development Services by the Monday before the application is scheduled for Planning Board. Stowell stated at this time they do not have a structural engineer as part of their team.

Stowell stated the site lighting is motion activated. There was a brief discussion on site lighting for security purposes.

Metivier stated he felt his comments had been addressed from the last meeting. He stated on the new elevation plan it appears the structure is on a slab. He stated to be a slab the building needs to be at most 600 sf. He stated the proposed building is 608 sf. and too large for a slab. He stated he would provide the code language to Stowell.

Kramlinger stated he had no additional comments.

Bobinsky stated he appreciates the comments. He stated in regards to the water shut off, it only needs to be discussed at the main. He stated he can provide the details on the shut off.

McLin stated he had no additional comments.

Stowell stated he has no further questions.

Ameden stated she will reach out directly to the Fire Chief with comments.

Ermer stated he is happy with everything.

Saunders explained the next steps for the application. She stated their CUP application would be heard by the Conservation Commission on the 13<sup>th</sup> and then move to Planning Board.

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

No other business.

MOTION: Kramlinger MOTION to ADJOURN at 11:12 am.

The MOTION is SECONDED by Metivier.

The MOTION CARRIES by a 5-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary  
Site Review Technical Committee