

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
May 13, 2020

MEMBERS PRESENT: Shanna B. Saunders, Tim Metivier, Mike Bobinsky, Paul Robidas, George D. Kramlinger, Scott McGlynn and Timothy McLin

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 2:03 pm.

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. Although this is a public meeting, the public is encouraged not to attend and instead to leave comments or concerns at the following phone number # 1-603-841-2936, or by emailing planning@somersworth.com or by sending written comment to the Planning Board/SRTC, either through the drive up window or by postal mail to 1 Government Way, Somersworth NH 03878. The public can access the meeting and listen live by telephone.

Roll call attendance was taken, Saunders, Robidas and Kramlinger were present in the City Hall Council Chambers. Metivier, Bobinsky, McGlynn and McLin were in attendance remotely and alone. The Planning Secretary, Dana Crossley was in Council Chambers.

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

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

A) **John J. Flatley, is seeking minor site plan approval to construct a 1,200 sf. maintenance shed on a property located 1-9 Tri City Road, in the Business (B) District, Assessor's Map 39 Lot 02, SITE#05-2020 – PUBLIC HEARING**

Kevin Walker of the John Flatley Company and **Chad Branon** from Fieldstone Land Consultants were in attendance remotely (and alone) to represent the application.

Applicant Statement: Branon stated the proposal is to construct a 1,200 sf. maintenance shed at the Tara Meadows Apartments. He stated it will be located in the southeast corner of the property. He stated there is minor grading proposed for the building. He stated there will be a driveway to the building for access and two parking spaces for staff.

Branon explained the desire for the maintenance shed came after an inspection from the Fire Department and Building Inspector. He stated previously they used the basement of one of the apartment buildings and there was a concern of the chemicals being stored in that location.

Branon stated the lower level will be accessed by a door on the east side of the building for additional storage of materials. He stated they are proposing to have a small office space with bathrooms. He stated it will be connected to Municipal water and sewer. He stated the services will be provided from the adjacent residential building (such as electric). He stated they are seeking waivers and explained the waivers being requested in regards to landscaping. He reviewed the architecture plan.

Walker stated there is an existing gravel road that this shed will be accessed from. He stated they expect to be able to transfer all of their maintenance storage into this space.

Board Discussion:

McGlynn stated a new water/sewer permit will be required for this addition. He stated the pipes should be copper pipes in place of CTS up to the curb stop. He stated there needs to be a curb stop on the outside of the building for maintenance purposes. He inquired if there will be any mixing of chemicals in the shed.

Walker stated the shed will be mainly used for storage. He stated the bathroom will be mostly for hand washing.

McGlynn stated a check valve would be adequate. He stated he will work with the Flatley staff on setting up the connection.

Bobinsky stated he did not receive a copy of the building elevations. He asked for more information on those.

Saunders noted that only one copy of the building elevations was submitted.

Bobinsky asked for more information on the siding being proposed to be used. He asked if the driveway is paved.

Walker stated yes the driveway is paved. He stated the building is a 30' x 40' box. He stated the main floor will have a garage door to allow small ATV access. He stated the back half of the building will have the basement underneath. He stated the basement is a walkout basement. He stated the siding will be vinyl, the same style as the existing buildings.

Branon stated the siding is 4" vinyl clapboard.

Saunders noted that there are windows on three sides of the building as well. She stated the blank wall faces the woods and it appears like a regular small residential building.

Metivier stated he is glad they are going forward with this project. He stated it will be good to remove the maintenance shed from under the residential building. He stated the proposed architecture is pleasing and meets the regulations. He asked where the bathroom was located.

Walker stated the bathroom is on the upper level.

There was a brief discussion regarding the elevation changes.

McLin stated he had no comment.

Kramlinger asked what kind the building will be constructed of.

Walker stated it is a wood building with a pitched roof.

Kramlinger inquired where the closest hydrant was located.

Walker stated about 20' away.

Kramlinger asked if there will be smoke and CO detectors throughout the building.

Walker stated yes.

Kramlinger asked for more information on what was being stored in the building. Walker stated it will have items that are typical to a garage. There may be some fuel cans.

Saunders clarified that Kramlinger would like the smoke and CO detectors as a condition of approval. Kramlinger stated yes.

Robidas asked if the building would have an address. He stated his concern is for life safety purposes. Walker stated if they want it to have an address it can.

Saunders explained the E-911 Committee process.

Bobinsky stated it may be possible to have staff address the building since it is not a new development.

Walker stated he was fine with going to the Committee or for staff to assign an address.

Saunders stated there is no erosion control called out. She stated because there is grading erosion control shall be in place.

Saunders asked if there is any exterior lighting being proposed. Walker stated only typical door lighting.

Saunders clarified there would be no street lighting. Walker stated no, there will be no pole lights.

Saunders asked if there is security lighting. Walker stated there is none proposed.

Saunders stated in order to request waivers, it would bump this application to the Planning Board. She stated if they install a couple of shrubs and a tree along the road they would meet the minimum requirements and not need to go to the Planning Board.

Walker stated they would install the landscaping.

Saunders stated there was no public comment received by the Board for this application.

Saunders reviewed the proposed conditions of approval.

MOTION: Robidas stated, I move that the request of John J. Flately for minor site plan approval to construct a 1,200 sf. maintenance shed be APPROVED with the following conditions:

1. PLAN CHANGES

- a. A testable dual check valve assembly needs to be installed after the meter;
- b. Copper tube needs to be used in place of CTS (Up to curb stop; applicant may use CTS after curb stop if they wish to do so);
- c. A curb stop needs to be added on the water service for maintenance purposes;
- d. At least 2 shrubs in the front of the structure and 1 driveway tree shall be added to the plan to the site to meet the minimal landscape standards;
- e. Erosion control shall be added to the plan;

2. CONDITIONS THAT MUST BE MET PRIOR TO FINAL APPROVAL
 - a. The final plans shall bear the stamp and signature of the engineer, licensed land surveyor, and the landscape architect. Please submit five folded 24" x 36" paper copies of the full set of plans to the Office of Development Services for final endorsement.
3. CONDITIONS TO BE COMPLETED PRIOR TO THE START OF SITE WORK:
 - a. The applicant shall apply for a new water and sewer connection permit; The applicant will be required to pay standard water and sewer connection fees assessed on new properties connecting to the water and sewer system PRIOR to the issuance of a building permit. Water fees will be based on the size of water meter needed and the sewer connection fees will be based on estimate of water used and equivalent number of bedrooms;
 - b. Erosion control shall be properly installed on site PRIOR to any construction. Erosion control shall be properly maintained throughout construction; any breaks or breaches shall be repaired within 48 hours of the storm event.
 - c. This structure requires a new address. Please submit a request for a hearing before the E-911 Committee to the Police Chief. This hearing must occur prior to the issuance of a CO.
4. CONDITIONS APPLICABLE DURING AND AFTER CONSTRUCTION:
 - a. Interconnected smoke and CO detectors shall be installed;
 - b. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced in a timely manner as long as this site plan remains valid;
 - c. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and roadways; and,
5. AS-BUILT PLANS.
 - a. Within thirty days of the completion of the project and prior to the issuance of an occupancy permit, an electronic As-Built Plan of the proposed development with details acceptable to the Department of Development Services shall be provided in either .pdf and paper copy. Once approved by the Department of Development Services the applicant shall submit final Asbuilts in both paper copy and on CD. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;

DURATION OF APPROVAL: All conditional approvals shall be valid for a period of 120 days in which time all precedent conditions must be met or the approval shall be null and void. The applicant may request an extension no later than 14 days prior to expiration.

EXTENSIONS: All requests for extension must be submitted in writing to the Department of Development Services no later than 14 days prior to expiration with the appropriate fees. Failure to comply with the deadline dates without submission of a written request for extension will result in the approval being null and void.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 20 days of the date the Board made its decision.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 7-0 roll call vote.
Any other new business that may come before the Committee.

No other business.

MOTION: Metivier MOTION to ADJOURN at 2:30 pm.

The MOTION is SECONDED by Kramlinger.

The MOTION CARRIES by a 7-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee