

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
Minor Site Plan
MINUTES OF MEETING
August 12, 2020

MEMBERS PRESENT: Tim Metivier, Scott McGlynn, Michael Bobinsky, George Kramlinger, Bob Belmore and Paul Robidas

Excused Members: Timothy McLin

STAFF PRESENT: Carol Ogilvie Interim City Planner, Dana Crossley Planning Secretary & Gary Lemay City Engineer

The meeting was called to order at 2:00 pm.

Belmore 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, **Belmore, Metivier, and Bobinsky** were in attendance in City Hall Council Chambers. **McGlynn, Robidas, and Kramlinger** were attendance remotely. Ogilvie, Lemay and Crossley were also in attendance in Chambers.

1) **Approval of the minutes:**

Bobinsky stated I move to approve the July 8, 2020 meeting minutes as presented.

The MOTION is SECONDED by Robidas

The MOTION CARRIES by a 5-0-1 roll call vote. (Belmore abstained)

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

A) **Jeff & Sherry Pratt, are seeking minor site plan approval to expand a driveway into a parking lot on a multi-family site for a property located at 4 Grand Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11 Lot 51, SITE#07-2020 PUBLIC HEARING**

Belmore opened the public hearing.

Jeff Pratt, owner of 4 Grand Street was in attendance remotely to represent the application.

Pratt stated he is looking to repave, square off and re-adjust the curbing of the driveway where the pavement meets the carriage house. He stated he will be planting more green space and moving things around. He stated it is long overdue for a fresh look.

Public Comment: No public comments were received via mail, email or phone regarding this application.

Belmore closed the public hearing.

Metivier stated he had no comments.

Bobinsky stated he had no specific questions. He noted the applicant will need to comply with the City's Driveway Standards. He stated City Engineer Lemay is in attendance for additional comments.

Pratt stated the construction of the driveway will be 9-12" crushed, at least 2" of base asphalt and then at least a 1" the topcoat for the entire surface, meeting City driveway standards.

Robidas stated he had no comments.

McGlynn stated he had no comments.

City Engineer Lemay stated the applicant appears to comply with City standards. He clarified the curb adjustment that was taking place, if it was internal or by the roadway.

Pratt stated it is the curbing on the property. He stated it needs to be dug up and reset away from the house.

Belmore asked how many parking spaces there would be and if the spaces would be striped.

Pratt stated it will remain at three parking spaces and allow for a turnaround room, so that they will not need to back into the street anymore.

MOTION: Metivier stated, I move that the request of Jeff and Sherry Pratt for minor site plan approval to expand a driveway into a parking lot on a multi-family site be APPROVED.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 6-0 roll call vote.

B) Humberto Adrade of Green Rock Investments is seeking minor site plan approval to expand a driveway into a parking lot on a multi-family site for a property located at 14 Mt. Vernon St. in the Historic Moderate Density (HMD) District, Assessor's Map 10 Lot 139, SITE#08-2020 PUBLIC HEARING

Belmore opened the public hearing.

Humberto Adrade and **Tessa Brantley** of Green Rock Investments were in attendance remotely to represent the application.

Adrade stated they are looking to put a parking lot onto the site with access from Pemberton Lane. He stated it will add more parking for the tenants.

Public Comment: No public comments were received via mail, email or phone regarding this application.

Belmore closed the public hearing.

Metivier stated he is familiar with the property and recognized the existing driveway set up is an awkward layout. He stated he appreciates the desire of the property owner to make the site better. He stated his concern is the approach coming up from Pemberton Lane since the grade increase is a bit sharp.

Bobinsky stated as part of the Driveway Standards residential lots are limited to one driveway but a commercial lot would be allowed to have two driveways. He stated it will need to be clarified if this is residential or commercial. He stated he has a concern of Pemberton Lane as well, he stated it is a narrow street and cannot handle a large increase in traffic. He stated he is concerned about the layout of the parking lot as well.

McGlynn stated he had no comment.

Robidas stated he had no comment.

Kramlinger stated he had no comment.

Belmore inquired if the applicant has existing parking on site.

Adrade stated they had a driveway off of Mt. Vernon. He stated the building is a 3-unit apartment building. He stated the cars have to move back and forth to let each other out. He stated there are 6 existing spots but it is a shuffle.

City Engineer Lemay asked the applicant to clarify that with the installation of this parking lot would there then be 12 parking spaces on site?

Adrade stated they could put 6 cars there now but want to make sure there is place for tenants to park. He stated he also wants to ensure there is appropriate snow storage for the winter.

Belmore clarified that only 6 cars would be on site, with the understanding of some visitor cars, but primarily 6 cars and not 8-12 on site overnight.

Adrade stated they offer 2 parking spots per unit. He stated more parking is always better.

City Engineer Lemay asked how the additional run off will be handled. He stated Pemberton Lane cannot handle excess runoff into the street. He stated there is a concern of the slope as well.

Adrade stated they can design the parking lot as the City wants. He stated they have not hired an engineer yet.

City Engineer Lemay stated one of the biggest concerns is the run off onto Pemberton Lane since there is no existing drainage. He stated that would need to be addressed and ensure that run off would be handled adequately on-site as to not discharge onto the road beyond current conditions. He stated the Driveway Standards require *'the angle of a tow-directional driveway with respect to the right-of-way edge-of-pavement is preferred to be ninety (90) degrees, but shall not be less than sixty (60) degrees...'*

Adrade stated they could meet the sixty (60) degree requirement. He stated it could be designed similar to 11 Noble St.

City Engineer Lemay stated that the driveway at 11 Noble Street does not necessarily meet today's standards and might not be approved under today's regulations due to site distance and run off. He stated Pemberton Lane is a tight roadway and is concerned about the drainage. He stated he wants to limit impact to the existing roadways and properties surrounding.

Belmore asked if Lemay would recommend approval at this time.

City Engineer Lemay stated he would not recommend approval without first receiving information on how the runoff will be handled.

Bobinsky stated he would like to see a design and layout. He stated he would suggest the applicant work with an engineer to come up with a design, grading plan and connection to Pemberton and bring back before this Committee.

Robidas stated it makes sense to have the driveway engineered and continue discussion.

Interim Planner Ogilvie stated he had no comment besides that discussion to finalize if a second driveway is allowed should be had.

Metivier stated with his knowledge of the property he would approve if there was an engineered plan to ensure no run off to surrounding properties. He stated he felt there should be a plan that shows how run off will be reduced, alleviated or controlled.

Belmore inquired if there would be Historic District Committee approval required since this property (and the last) were within the Historic District.

Metivier stated this application will need HDC approval.

Belmore stated an HDC application will be required for this project. He stated engineered plans for more specifics to ensure the parking lot will meet City Standards and control runoff is required.

Adrade inquired if the application would be approved if he brings in a plan to address water runoff.

Belmore stated the City needs to see a plan that shows there will not be an impact on surrounding properties, public ways and the access is deemed to meet standards to make a determination.

MOTION: Bobinsky stated, I move that the request of Humberto Adrade of Green Rock Investments is seeking minor site plan approval to expand a driveway into a parking lot on a multi-family site be TABLED to the September 9 SRTC Minor Site Plan meeting at 2PM for the following reasons:

- To receive an engineered plan showing the following information:
 - Design and layout of the parking lot;
 - Grading plan and connection to Pemberton Lane; and
 - Drainage and stormwater runoff control.

The MOTION is SECONDED by Metivier.

The MOTION CARRIES by a 6-0 roll call vote.

C) 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 Bobinsky

The MOTION CARRIES by a 6-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee