

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
October 7, 2020**

MEMBERS PRESENT: Mike Bobinsky, Tim McLin, Tim Metivier (10:44), Bob Belmore, Michelle Mears, Paul Robidas, George Kramlinger

Excused: Scott McGlynn

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:31 AM.

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, Bobinsky, Robidas, Mears, Kramlinger and McLin were in attendance remotely. McGlynn was excused.

The Planning Secretary, Dana Crossley was also in attendance remotely.

- 1) **Approval of the minutes:** Robidas stated I MOVE to APPROVE the September 9, 2020 SRTC regular meeting minutes.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 6-0-1 roll call vote. (Mears abstained)

- Bobinsky stated, I MOVE to APPROVE the September 9, 2020 SRTC, Minor Site Plan meeting minutes.

The MOTION is SECONDED by Robidas.

The MOTION CARRIES by a 6-0-1 roll call vote. (Mears abstained)

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- A) **Forget Management LLC, is seeking site plan approval and conditional use permit to expand an existing automobile sales and service facility with infrastructure on a property located at 285 Route 108, in the Commercial/Industrial (C/I) District, Assessor's Map 47 Lot 08, SITE#09-2020 & CUP#4-2020**

Bob Stowell of Tritech Engineering was in attendance remotely.

Stowell stated they had addressed the plan errors brought to attention at the last meeting. He reviewed the plan changes highlighted in the SRTC memo. He stated they have provided

the building elevations and explained that the addition will look like the existing. He stated the express lane will mimic the existing and simply widen it to three lanes. He stated the landscape plan has been updated and the CUP plan is in line with the rest of the site plan proposal. He stated it is the same plan that was shown at the Conservation Commission meeting. He stated they received a favorable recommendation from the Conservation Commission.

Stowell stated in regards to the Public Works comments from the memo they have added to the plans the oil and grease separator. He stated the floor drains in the addition will connect to the existing drain system and then tie into the sewer. He stated they will not be connecting a new service but rather just tying into the existing onsite service.

Stowell stated there are several easements shown on EX-1 that were from the original development. He stated from his research none of the easements were recorded to date. He noted these could be addressed if necessary during this approval process. He stated there is a sewer easement that was to the benefit of the Avis Goodwin development but not utilized, as Avis Goodwin tied into sewer from Enterprise Drive. He stated they are working with DOT in regards to if there is a need to restripe the road; DOT has not gotten them a definite answer at this time.

Bobinsky stated that this section of Route 108 is now in a moratorium for what he believes to be 3 years. He stated communication with DOT would be needed if there is any issue there.

Stowell stated they will be tying into the existing utilities and will not need to make any new connections. He stated there is a note added to the plans about the need for a new water/sewer connection permit because the increased use.

Stowell stated they have added a note on the plans that they will need to have the Fire Protection stamped with the building permit submittal. He stated at this time they do not have the internal floor plan but the applicant is aware of that. He stated there will be fire and smoke detectors extended from the existing building. He stated the addition will also have a sprinkler system.

Stowell stated the bike rack and snow storage have been added to the plan.

Stowell stated the drainage was reviewed by Horsley Witten and they have responded to HW's comments. He stated they feel they have addressed their concerns and are awaiting the response.

Belmore asked if they are expanding the car washing and if there would be additional water needs.

Stowell stated as discussed at the last meeting they do limited car washing, they are no longer providing the courtesy wash. He stated the car washing is done for car sale preparation. He stated there was a complaint that car washing was being done outside and they will be moving it inside. He stated the washing inside will go through the floor drains and through the system.

Mears inquired if car washing was part of the original approval.

Stowell stated yes it was part of the 2004 approved package. He stated they will be moving the car washing inside.

Metivier stated the amount of car washing that is being done outside with the sheet flow is a violation of DES standards.

Stowell stated they are aware it is not an appropriate use.

Bobinsky asked if they wanted to highlight anything in regards to the bio retention area. He asked if there should be trees or large shrubs added.

Stowell stated they have been working with the UNH Stormwater mix as advised by previous Director Saunders. He stated this mix uses a seed mix that allows for better coverage opposed to the trees that do not get the appropriate maintenance as needed.

Kramlinger stated the location of the closest fire hydrant needs to be reviewed. He stated due to the depth of the building after the addition, the previously closest hydrant may no longer be adequate.

Stowell stated they have identified the closest hydrant that had been missing from their plans at the last meeting.

Kramlinger stated he sees that that hydrant is several hundred feet away and noted it may no longer be adequate. He stated it should be at the entrance and he will need to confirm with a site visit.

Mears requested that the use be more detailed and clear. She stated it needs to be noted that there is car washing on site for the record.

Stowell stated the site is not a car wash but car washing is accessory to the use for preparing the vehicles for sale. He stated the cars are washed prior to being put onto the lot.

Mears requested that a note be added to the plan that the site lighting shall be compliant with Section 8.c of the Site Plan Review Regulations.

Mears asked about the snow storage being located within the bio retention area.

Stowell stated the goal is to make sure the snow will go through the treatment center. He stated where they do not have trees and shrubs it does not damage the landscaping in this location.

Mears asked if they have provided the stormwater maintenance agreement.
Stowell stated yes.

Mears inquired about the rip-rap shown on SP-3 in the legend. She stated it does not appear on the plans.

Stowell stated it is called out on the outlets and inlets as needed. He explained it is shown as a shadow so that it does not cover up the entire area shown. He stated D6 calls out to rip rap.

Mears stated on SP-4 it appears the loam and seed does not go the entire length of the bio retention area.

Stowell stated no it starts at the limits of the media and once above the proposed media mix it switches to loam and seed.

Belmore stated there had been an inquiry about a gate on the Forget site and stated this would be the time to address it.

Stowell stated he did not have information on it but would follow up with it.

MOTION: Metivier stated, I MOTION to move this application to the Planning Board for review and public hearing.

The MOTION is SECONDED by Bobinsky.

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

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

No other business.

MOTION: Robidas MOTION to ADJOURN at 11:01 AM

The MOTION is SECONDED by Metivier.

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

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee