

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
MAY 4, 2016**

MEMBERS PRESENT: Shanna B. Saunders, Mike Bobinsky, Tim McLin,
Keith Hoyle, Scott McGlynn and Tim Metivier.
MEMBERS ABSENT: None.
STAFF PRESENT: Tracy Gora, Planning Secretary.

The meeting was called to order at 10:30 am.

1) Approval of the minutes of the meeting of March 2, 2016.

Motion: Metivier moved to accept the minutes of the meeting of March 2, 2016.

Seconded by Hoyle. Motion carried unanimously.

2) OLD BUSINESS

A) Any old business that may come before the Committee.

None.

3) NEW BUSINESS

A) MDHF, LLC and SNTG, LLC are seeking site plan approval to convert the existing building to recovery housing for men and to construct a new commercial building with associated parking and infrastructure on property located at 472 High Street, in the Residential Commercial (RC) District, Assessor's Map 40, Lots 04 A & 04 B, SITE #05-2016.

Bob Stowell with Tritech Engineering Corporation represented the applicant and addressed the Committee. Stated that this is just a redo from the site plan approval they received in 2013, which has expired. Stated that Remax is no longer in the front building and Bonfire Recovery Services would like to move in there and since the building in the rear needs re-approval, they incorporated both projects into one. Stated that there will be an additional water line for a fire sprinkler because the use is converting to residential. Stated that the only other change from the 2013 approval is that they are adding a fenced in area to the east of the existing building. Stated that he met with City Manager Bob Belmore and talked about the fact that there has been no zoning or site review regulation changes. Stated that they are requesting three waivers from the Site Plan Review Regulations. Stated that one is to not have a bufferyard because of the proximity of this to the apartment use. Stated that there is a bufferyard requirement but the apartments are removed from the property line. Stated that they are seeking a waiver from the pavement setback requirements because of the configuration of the proposed building. Stated that they are seeking a waiver from the landscaping requirements. Suggested working with the City for landscaping in the future.

Metivier stated that there is a fire escape that discharges into the proposed fenced in area so there will need to be a gate along the fence.

Stowell stated that he will add that to the plans.

McGlynn stated that the plans don't detail how the water lines will be tied together.

Stowell stated that one is a two inch line and the other will be for the fire service.

McGlynn stated that each service will need a valve to shut off independently. Stated that a backflow device is needed and that they will need a RPZ device.

Bobinsky stated that looking at the stormwater calculations; the pre and post development rates seem favorable. Asked how everything will be maintained.

Stowell stated that the main system is infiltration into the groundwater and there will be catch basins. Stated that there is a separate section for drainage and the maintenance plan.

Bobinsky stated that the reporting requirement will be made part of the conditions of approval.

Saunders asked if the existing parking lot will be ripped up and repaved.

Stowell stated that it will all be redone. Stated that the Bonfire building is phase one, which is just the fencing and the water line. Stated that there is adequate parking for their use. Stated that when the new paving goes in they will redo the pavement. Stated that phase two will have drainage.

Saunders stated that she doesn't see contour lines on the plans.

Stowell stated that the site is pretty flat and reviewed the elevations. Stated that there are catch basins that will slightly grade down.

Saunders stated that it will need to be checked during the construction process.

Bobinsky asked about the landscaping waiver request.

Stowell stated that the existing pavement goes to the property line, which they want to replace and is the need for the pavement waiver. Stated that the landscaping would be in the City right of way and there has been discussion on that. Stated it was suggested that they request a waiver for that.

Saunders stated that there is some landscaping shown in the parking area.

Stowell stated that there are several trees in the parking lot that will come down. Stated that there will be street trees.

Bobinsky asked who will maintain the landscaping in the right of way.

Stowell stated that the applicant will.

Saunders stated that a note needs to be put on the plan for that.

Saunders stated that the plans mention a turbine generator.

Allen Grinnell with SNTG, LLC addressed the Committee and stated that the turbine is part of the green business plan. Stated that it is just a small wind turbine that doesn't make much noise. Stated that he is not sure how much power they will get from it.

Saunders stated that he doesn't see any spec sheets on it.

Grinnell stated that it is a small tower about 40 or 50 feet tall but that it depends on the tree line. Stated that there will be no guy wires.

Saunders stated that she feels the Planning Board will want to see some detail on this.

Grinnell stated that they can provide that moving forward but that they are not exactly sure what they are going to have. Stated that they just want to reserve a spot for it.

Motion: Metivier moved that this site plan application get forwarded to the Planning Board.

Seconded by Hoyle.

Saunders asked if third party engineering review is needed here.

Bobinsky stated that he feels it is regarding the drainage.

Stowell stated that the project was already reviewed the first time by CLD Engineering.

Saunders stated that they will just review the CLD Engineering comments instead. Stated that there has been discussion on moving this to the May Planning Board meeting but it is scheduled for the June meeting.

Dave Francoeur of MDHF, LLC addressed the Committee and stated that he met with City Manager Belmore about the approval timeline. Stated that Bonfire already had SRTC approval. Stated that there is no problem having Grinnell wait but they don't want Bonfire to wait.

Saunders stated that the entire proposal can go to the Planning Board but updated plans will need to be submitted by tomorrow afternoon. Stated that she doesn't want to piece meal the project.

Motion carried unanimously.

- B) Peter Pope is seeking site plan approval and three waivers to expand the existing self-storage facility by removing one building and constructing a new three-story self-storage building on properties located at 234 & 240 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 61, Lots 12M, 13 and an unnamed lot, SITE #06-2016.

Jeff Merritt with Keach-Nordstrom Associates, Inc. addressed the Committee and stated this is for the existing Somersworth self-storage facility on Route 108. Stated that there are three lots included in this proposal that will be merged; the existing self-storage lot, a vacant lot and an unnamed lot that has Second Avenue on it and is the access for the Colonial Village MHP. Stated that are proposing to construct a climate-controlled, three story storage building. Stated that one of the existing storage buildings will be removed to be able to construct the new building. Stated that they will continue to have one curb cut off of Route 108 but will add another access with a curb cut on Second Avenue. Stated that total number of curb cuts off Route 108 will be reduced by eliminating the existing one off the vacant lot. Stated that there will be 18 total parking spaces, which 10 of them are new. Stated that the ordinance requires 36 parking spaces but they want less than that. Stated that they want less parking because of the nature of the use. Stated that you park in a space to lease your unit but then after that you park in front of your unit. Stated that they included a study from a similar facility in Goffstown, NH, which is actually a little larger than this one but use a maximum of five parking spaces at any one given time. Stated that they are requesting three waivers. Stated that the first is to maintain the Class B bufferyard and showed on the plans. Stated that they want to retain the stockade fence between the residential and commercial uses. Stated that they are also proposing an easement for the storage facility. Stated that they are requesting a waiver from the requirement to have lockable bike parking and the nature of the use supports that. Stated that they are requesting a waiver for metal paneling, which will be seen from Route 108. Stated that the drainage and stormwater will be the same for part of the property but will have more pond storage for the new building. Stated that utilities exist.

McGlynn stated that the water service exists and asked where it is.

Merritt showed on the plans and stated that it goes directly to the office unit.

McGlynn stated that only one domestic service is allowed per lot and asked if the existing one is large enough.

Merritt stated that it is not large enough because the building will need to be sprinklered. Stated that they want to use the existing office as a maintenance closet.

McGlynn stated that they are allowed just one service. Talked about options for water and stated that they want just one account number for the property.

Bobinsky asked about the waiver request for the buffer and the fence that separates the two properties.

Merritt stated that they would like to retain the existing buffer and would have an easement for storage.

Bobinsky mentioned the bike parking waiver request and asked if something would go in its place.

Merritt stated that they are just looking for a waiver because it is not applicable to this use.

Bobinsky stated that he appreciates the stormwater maintenance plan and mentioned annual maintenance logs.

Merritt stated that they may contract with a third party for that at the beginning but can eventually maintain it themselves.

Bobinsky stated that the City will need annual reports. Stated that he has no comment on the waiver for metal siding.

Hoyle asked about fire apparatus access at the rear of the site.

Merritt showed on the plans and stated that it was designed for tractor trailer access so it will accommodate a fire ladder truck.

Hoyle stated that he is concerned with the height of the building.

Merritt stated that there should be good clearance from Second Avenue.

Hoyle stated that he is worried about getting a ladder to the roof.

Metivier stated that the maximum building height is 35 feet and that he is going to want to see certification, similar to a foundation certification, that the height doesn't exceed that.

Metivier asked if there will be any outside storage.

Peter Pope, property owner addressed the Committee and stated that there will just be some in the back.

Metivier confirmed that there will be no additional outdoor storage.

Merritt confirmed.

Saunders asked what the outside storage stores.

Pope stated some vehicles and some maintenance equipment.

Metivier stated that EBUs and wall-packs need to be down lit and shielded. Asked how roof flow will be handled.

Merritt stated that there will be no sheet flow.

Metivier stated that this will require an updated driveway permit.

Merritt stated that it has been submitted.

Metivier asked if the office will have overnight accommodations.

Merritt replied no.

Metivier commented on the appearance standards and stated that there are no architectural or New England style features. Stated that the Planning Board doesn't usually like a square box. Asked if there will be roof top units.

Merritt replied yes.

Metivier stated that they will have to be screen and that they play into the overall height of the building.

Saunders stated that the ordinance requires a 24 foot aisle width for parking but that in areas they won't meet that because of the parallel parking spaces.

Merritt stated that the parallel parking spaces that are shown on the plans are not the parking spaces used to meet what the ordinance requires. Stated that the required spaces have the correct aisle width. Stated that it isn't really a parking area, it is just the area outside of a unit where you load your belongings.

Saunders stated that the aisle width will be reduced to 15 feet when a vehicle is parked there. Asked if the proposed curb cut off Section Avenue will need a driveway permit.

Bobinsky stated that one is not needed from the City since it is private.

Saunders asked about the lighting on the new building. Stated that the ordinance requires that lights are shut off at 10:00pm.

Merritt stated that they will add a note to the plans about lighting. Stated that the existing lights are on a sensor and are on at night and turn off during the day.

Saunders asked about signage for the new building.

Pope stated that the office will be moved to the new building so there may be an "office" sign.

Merritt stated that the existing monument sign will remain.

Saunders stated that the applicant submitted a copy of the easement for the fence but that it is not signed.

McGlynn stated that he would like to see the water addressed.

Motion: Hoyle moved that this site plan application get forwarded to the Planning Board.

Seconded by Bobinsky. Motion carried unanimously.

- C) Georgianna Roberts Mahar is seeking a two lot subdivision on property located at 93 Cole's Pond Road, in the Residential Single Family (R1) District, Assessor's Map 50, Lot 13, SUB #02-2016

Steve Ferguson with Norway Plains Associates, Inc. represented the applicant and addressed the Committee. Stated that they are looking for approval to subdivide the large parcel into two. Stated that the main lot has an existing building on it.

Saunders asked about the area on the plan that mentions "encroachment".

Ferguson stated that there are two monuments there from two different surveyors and that it is a civil matter.

Saunders asked what the date is of the previous survey.

Ferguson stated that he is unsure but that it was within the last few years.

Bobinsky stated that this is just for a subdivision and that nothing is being built yet.

Ferguson referred to the plans and stated that there is an existing structure with septic and water. Stated that the property got a variance to create a lot with no frontage. Stated that the new lot will have multiple frontages.

Bobinsky asked how many additional lots there will be.

Ferguson stated that they will be creating one new lot.

Bobinsky stated that the Public Works Department has had drainage issues on Rocky Hill Road in the past.

Motion: Metivier moved that this site plan application get forwarded to the Planning Board.

Seconded by Hoyle. Motion carried unanimously.

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

Saunders stated that the Committee forgot to decide if third party engineering review would be needed on the Somersworth Storage proposal.

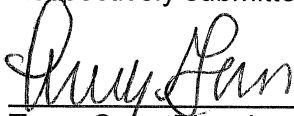
Bobinsky stated that it seems worthy of review and that they should be consistent. Stated that they have a drainage and maintenance plan so it will be straightforward.

Motion: Hoyle moved to adjourn the meeting.

Seconded by Metivier. Motion carried unanimously.

Meeting adjourned at 11:44 am.

Respectively submitted:

A handwritten signature in black ink, appearing to read "Tracy Goka", written over a horizontal line.

Tracy Goka, Planning Secretary
Site Review Technical Committee