

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
January 13, 2021**

MEMBERS PRESENT: Mike Bobinsky (10:36AM), Michelle Mears, George Kramlinger, Scott McGlynn, Tim Metivier, Tim McLin and Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary

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

Mears 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, Kramlinger, Bobinsky (10:36AM), Mears, Robidas, Metivier and McLin were in attendance remotely.

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

1) Approval of the minutes:

A) Robidas MOVED to that the December 9, 2020.

The MOTION is SECONDED by McLin.

The MOTION CARRIES by a 4-0-2 (McGlynn and Metivier abstained) roll call vote.

2) OLD BUSINESS

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

3) NEW BUSINESS

A) Geoffrey Aleva, PE. On behalf of Somersworth Industrial Park LLC, is seeking site plan approval to construct a 40,000 sf. Contractor storage and office building with associated infrastructure on a property located at 187 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 44 Lot 28, SITE#01-2021

Geoffrey Aleva of Civil Consultants was in attendance remotely to present the application.

Aleva stated they are proposing to develop the contractor office storage areas with the intent of attracting tenants such as electrical or plumbing contractors. He stated the access would be from the existing driveway and parking would be between the buildings. He stated this portion of the development would be a condo development.

Aleva stated there are two businesses on site, a dance studio and ambulance station. He stated the roadway has an existing hydrant with an 8" water line. He stated that would be utilized to continue the line to feed the proposed buildings. He stated the buildings will have a sprinkler system and connect into the existing sewer system. He reviewed the stormwater system for the site.

Aleva stated they are seeking a couple of waivers. He noted the property received a DOT permit for the dance studio but will need to update it for this use.

McGlynn noted a new water/sewer application would need to be filed and explained the fees. He suggested the applicant use a master meter in the smaller building to feed the other buildings. He stated each service needs to be individually valved outside of the building. He added that each service will need a testable back-flow device as it enters the building. He stated he would look for the Fire Chief's input, but suggested rather than a blow off at the end of the line a fire hydrant be placed instead.

Aleva stated the master meter makes sense. He clarified if each unit needed a valve and back flow.

McGlynn stated each system and at the meter.

There was a brief discussion about completing the water/sewer application.

Robidas questioned if the roadway is up to City standard.

Aleva stated it meets the width requirements and borings were done previously. He stated he has a letter that can attest to the boring results. He stated the base meets City requirements but it will not be a City maintained road. He noted it would be privately maintained after development.

Robidas stated he would like to see a stop sign when exiting the new development area because of the ambulance use in the next building. He also noted it would be good to have a sign regarding the emergency vehicles entering/exiting.

Aleva noted the sight visibility will be open.

Kramlinger stated he was in favor of the hydrant, as proposed by McGlynn. He inquired what the plan for fire protection in the buildings was.

Aleva stated they will have a sprinkler system for the buildings. He stated there will likely be an alarm system as well.

Metivier stated no building elevations were submitted. He inquired if the intent for the condo's was to be similar to the Barclay Square.

Aleva stated yes in a way. He stated they will be considering the deficiencies of the condo documents for that development and ensure that those issues do not duplicate here.

Metivier stated each unit because they are condo would need its own water/sewer feed and address.

Aleva stated he would discuss with the client about the water/sewer. He stated the sewer is intended to be one line.

Metivier inquired if the address would change from the Route 108 address.

Aleva stated it would remain as Route 108.

Robidas stated in his experience on the E-911 committee, he thinks this roadway would need to be named. He stated the ordinance requires that any road that serves more than 2 units requires a name.

Metivier stated he would support these units being readdressed and the roadway being named.

Kramlinger stated he also concurred and there would be less confusion for emergency responses.

Robidas noted that the ambulance building has a Route 108 address but that does not make sense to him.

Bobinsky noted any proposed road name would need to be vetted and approved through the E-911 committee. He noted the numbering could be similar to how 100 Tri City Road was addressed.

Metivier inquired if they were seeking waivers for the appearance or the requirement for a bike rack.

Aleva stated no.

McLin stated he concurred with Robidas in regards to the traffic signs. He stated he would suggest each unit have an alarm and surveillance.

Aleva noted they are discussing surveillance options.

Bobinsky asked for more information on how the stormwater system will function.

Aleva stated they reviewed ways to break out the stormwater. Stated it runs right to left and plan to capture the stormwater and detain in underground chambers. He stated there is no room on the site for a detention pond. He stated the roof run off will go to a gravel drip edge. He stated they are using the existing detention area between the two driveways as an assessment point to ensure flows are no higher in volume per the ordinance and flow requirements.

Bobinsky clarified their conclusion is that they are not decreasing or increasing the flow.

Aleva stated that is correct.

Bobinsky asked how the maintenance and inspections were being handled.

Aleva stated it will be on site general maintenance.

Robidas noted he does not believe he has ever seen water in the existing detention area.

Aleva noted the site has very good soils.

Bobinsky clarified there was no excavation planned into Route 108.

Aleva stated that is correct it will all be within the property. He stated there is an 8" stubbed out for water and a buried sewer stub. He stated the electric will come from the Tri-City Dodge side of the property.

Bobinsky clarified they were expecting only minimal traffic increase and to not be required to supply a full traffic plan.

Aleva stated based on the ITE manuals in review of the existing and proposed uses, number of trips and peak hour trips, their numbers are below the requirement for a full traffic study. He stated they will still need to update their driveway permit with DOT and find out any requirements on their end.

Bobinsky noted there is a Complete Streets project scheduled in the 10 year plan for this corridor.

Metivier inquired if any of the parking area will be pervious surface.

Aleva stated the parking area will be impervious. He stated they've used pervious pavement before but it requires maintenance that is not usually up kept.

Metivier inquired if there will be restrictions for the condos that will prevent issues like Subway at Barclay Square.

Aleva stated there are no retail or restaurant options here. He stated once they put together the condo documents he will submit them. He stated the goal is to avoid a situation like Barclay Square. He noted they want to make sure there is not a lot of vehicles being stored outside as well.

Mears stated with the request for a waiver from the buffer yard requirements she would like to see a fence or additional landscaping in lieu. She asked if there is existing vegetation.

Aleva stated he would look into supplementing additional landscaping instead of a fence.

Mears stated for the interior parking lot landscaping she would like them to consider increasing the alternate landscaping. She requested a note be included on the plans that noise levels cannot cross property lines. She stated she is going to suggest the drainage and traffic memo be reviewed by the City's Third Party Review agent. She stated at the end of each travel way between buildings, there should be a stop sign installed. She stated the condo documents will need to be reviewed by City Legal. She requested they show the turning radius for the back portion of the lot. Mears stated the parking requirements used for the existing development need to be provided and those should be shown on the plan.

There was a brief discussion regarding the existing parking for the ambulance building.

Mears inquired if this site is serviced by gas.

Robidas stated he believed the front building (dance studio) is but the ambulance building is not.

Metivier stated that would need to be clarified so that alternate if necessary heating systems can be placed on the plan.

Mears stated the landscaping plan sheet needs to be included. She stated they also need information on the site lighting and wall lights.

Aleva stated there would not be any pole lights installed. He stated they are only installing wall pack lights, but none on the side facing the ambulance building.

Mears noted the following issues need to be addressed, environmental (noise/odors) remaining on site, off site snow removal hauling note, ADA parking spaces and bollards being installed on site in front of the buildings.

Robidas stated one of the big discussions for the 100 Tri City Road contractor/office units and was well understood that there would be no vehicle storage. He inquired how this will be handled at this site.

Aleva noted this is a concern of theirs as well. He stated there will be interior parking available but they will be cognoscente of the exterior vehicle storage and have it addressed in the condo documents.

Mears inquired if there would be floor drains.

Aleva stated no.

Kramlinger noted that as part of the building permit process, the Fire Department requires that the fire protection portion of the plans be stamped by a NH licensed Fire Protection Engineer. He stated this will be especially important since there will be interior vehicle storage.

There was a brief discussion of the documents to be reviewed by the Third Party Review Agent, Horsley Witten.

It was determined the drainage and traffic memo would be reviewed.

The Board determined to continue the discussion on the application at the next re-submittal.

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

MOTION: Robidas MOTION to ADJOURN at 11:24 AM

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 5-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee