

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
February 3, 2021**

MEMBERS PRESENT: Mike Bobinsky, Michelle Mears, George Kramlinger, Scott McGlynn, Tim Metivier (2:06), Tim McLin (2:45)

EXCUSED MEMBERS: Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary

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

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 # 1-603-692-9519, 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, Bobinsky, Mears, Kramlinger and McGlynn were in attendance remotely. Metivier (2:06) McLin (2:45) were in attendance remotely and join the meeting late. The Planning Secretary, Dana Crossley was also in attendance remotely. City Manager Bob Belmore was also in attendance remotely.

1) Approval of the minutes:

A) Bobinsky MOVED to that the January 13, 2021.

The MOTION is SECONDED by McGlynn

The MOTION CARRIES by a 4-0 roll call vote.

2) OLD BUSINESS

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

3) NEW BUSINESS

A) **City of Somersworth, is seeking conceptual site plan review for the construction of a new fire station on a property located at 195 Maple Street, in the Recreation (REC) District, Assessor's Map 22 Lot 50B, SITE#03-2021**

Kelly Davis of Port One Architects, Carl Dubois of Harvey Construction and Earle Blatchford of Hayner/Swanson, INC were in attendance remotely to represent the project.

Davis reviewed the current status of the new construction of the Fire Station to be located on the same lot as the existing Fire Station. He stated they are currently in the

design development phase which includes finalizing hardware and finishes, access control, etc.

Blatchford reviewed the changes to the site. He stated there will be 35 parking spaces in the rear that is accessed from Parkview Terrace. He stated there will be five apparatus bays which apparatus will enter the bays from the back parking lot and be able to leave through a front entrance. He stated there will be 10 parking spaces along Parkview Terrace.

Blatchford stated the challenge to this project is that it will be completed in phases. He explained phase one construction and demolition. He noted they plan to revise the lot line in order to give this property over an acre of land. He stated phase one will include demo of everything but two bays and the office area. He stated the site will need to remain operational during construction.

Blatchford explained the new utility connections that will be installed. He stated there will be new gas from Parkview Terrace, a 6" fire service water line and a 3" domestic water line branching from that. He stated they will be constructing a rain garden for stormwater management to catch parking lot and roof drainage. He stated they are looking to minimize what runs off into the street. He noted the front pavement area will still run off towards to road but the runoff to the road is being reduced.

Blatchford stated with the completion of the phase one construction phase two construction will start. He stated phase two includes the demolition of the remaining existing fire station. He stated this will include a new sewer service, additional to one that is installed during phase one. He stated there will be an oil and grease separator installed for the floor drains.

Blatchford stated there will be sidewalk improvements to the existing sidewalks along Maple St. He explained the lighting will be all LED fixtures, there will be three pole lights and a combo of wall packs, sconces and recessed lighting. He stated there will be no trespass of light onto Maple Street and minor trespass onto Parkview Terrace and the City owned park property.

McGlynn inquired if they could use a 2" or 4" domestic water line instead of the 3". He noted that they do not typically have parts for a 3".

Davis stated he would inquire with the mechanical/plumbing engineer to confirm the size needed.

Bobinsky inquired if they were able to field confirm the existing utilities. Blatchford stated yes they were able to confirm some.

Bobinsky asked for more information on the rain garden design, features and maintenance plan.

Blatchford stated they will provide a maintenance plan. He stated the design follows the NHDES standards with a medium of engineered material, filtration material to lead stormwater into an area of mulch and soil with hardy plantings. He stated there will be a leaching catch basin for large storms.

Bobinsky noted the UNH stormwater management as a helpful resource.

Bobinsky inquired if the floor drain oil and grease separator will also have a maintenance plan.

Blatchford stated yes.

Bobinsky noted his department will do what they can in assistance with the project especially in the event of the trench permits.

Kramlinger stated he had no comment.

Metivier clarified if Parkview Terrace is a private right of way.

Blatchford stated it is part of the City owned property on the park lot.

Metivier stated his concern is with cars backing up into Parkview.

Metivier noted that no other internal plumbing can be connected to the oil and grease separator, it shall only be from the floor drains per the plumbing code.

Davis stated they are only for the apparatus trench drains.

Mears requested a copy of the photometric plan. She noted she had some concern about the traffic backing onto Parkview Terrace.

Kramlinger stated as discussed with all applicants, the building plans in regards to fire protection systems, the plans need to be reviewed and certified by a Fire Protection Engineer that is certified in the state of NH to ensure compliance of regulations.

Metivier inquired about the drainage of the gutters.

Davis stated they would drain at grade, be partial gutters but not discharge onto hard surfaces to avoid ice issues.

Davis stated they are currently working through the design development phase and expect to have completed this phase by mid-March. He stated construction documents are expected to be completed by mid-May and hoping to start construction in June.

There was a brief discussion of the presentation for Planning Board.

It was determined they would present at the next Planning Board meeting, February 17.

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

MOTION: Metivier MOTION to ADJOURN at 2:46 AM

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