

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
February 10, 2021**

MEMBERS PRESENT: Mike Bobinsky, Michelle Mears, George Kramlinger, Scott McGlynn,
Tim Metivier, Tim McLin

EXCUSED MEMBERS: Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary and Robin Comstock, Economic
Development Manager

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, Bobinsky, Mears, Kramlinger, Metivier, McLin and McGlynn were in attendance remotely.

The Planning Secretary, Dana Crossley was also in attendance remotely. Economic Development Manager Robin Comstock was also in attendance remotely.

1) **Approval of the minutes:**
A) No minutes for review.

2) **OLD BUSINESS**

A) **Mark Harrington, is seeking site plan and conditional use approval for a commercial warehouse on a property located at Enterprise Drive/Route 108 in the Commercial Industrial (CI) District, Assessor's Map 48 Lots 24D & 24H, CUP#05-2020 & SITE#13-2020**

Bob Stowell of Tri Tech Engineering, Mark Harrington, Mark Gianniny of McHenry Architecture, Terrence Parker of Terra Firma Land Architects and Attorney FX Bruton were in attendance remotely to represent the application.

Stowell stated they are seeking site plan and conditional use permit approval for this project. He stated they have gone through the Conservation review back in December and received a favorable review and recommendation. He stated after some additional zoning review this project use was determined to be a permitted use.

Stowell reviewed the commercial properties that surround this business. He stated the property will be accessed on Enterprise Drive. He stated there will be a lot merger to combine the two lots. He noted that back property has wetlands and the associated buffer. He added that the soils on this site are very good.

Stowell stated there will be parking the front area and in the rear. The rear lot will be for employees and truck traffic. He explained there are overhead doors and loading dock areas. He reviewed the lighting plan. The utilities plan was reviewed, both lots have water and sewer service but will only utilize one of the those. He stated there is a 6" line split off with domestic service and an existing riser pole will bring the electric service down to underground lines to the building.

Stowell reviewed the grading and drainage system. He stated there is a series of catch basins and man holes to bring stormwater to the bio-retention areas.

Stowell stated the landscape design was also reviewed by the Conservation Commission and they appreciated the natural aspect of the design.

Parker stated they are attempting to recreate the natural landscaping. He reviewed the plantings and intent of the landscaping.

Gianniny reviewed the architecture of the building. He stated the majority of the inside of the building is warehouse space to accommodate the PODS being stacked 3 high. He stated there will be a small area for public interaction but only a small portion of it. He stated the building will be pre-engineered metal building, 28' in height, with a flat roof to have solar arrays on top. They will be using various different metal siding to add visual elements to the exterior.

McGlynn stated he appreciates the notes provided but requested they change Dover Water to Somersworth Water. He stated fire and domestic should be tapped separately and typically at the main. He asked if they could move the domestic tie in to the City Right of Way for water quality and access purposes. Stowell stated that could be done.

Metivier inquired about curbing locations.

Stowell stated curbing will be in the rear parking lot on one side in order to direct drainage. He stated there is a raised concrete sidewalk in the front parking lot area.

Metivier suggested supplying a waiver request for the lack of NE style architect. Stowell stated they were intending to get feedback from SRTC first. He stated he understands the design is more modern but does feel it is in line with the surrounding properties.

Metivier stated if they are in agreement that the design lacks NE style features he would suggest a waiver but put forward. He inquired if there will be public access to the warehousing area.

Stowell stated no, the general public will not be allowed in the warehousing area. He stated they expect most customer engagement through electronic methods to arrange a contract with the PODS. He stated they have provided some space for customer parking but this is also keeping in mind resale value in the future.

Kramlinger inquired what the plan for fire protection systems in the building would be. Gianniny stated the building will be equipped with a sprinkler system. Kramlinger stated the building plans will need to be reviewed, approved and stamped by a NH certified Fire Protection Engineer. He inquired if they had any idea if there would be hazardous materials stored in the PODS.

Harrington stated the customers all sign contracts that give some digression to what can be stored in the PODS. He noted it is rather liberal in storing though.

Bobinsky asked for more information on how the storage function of the PODS worked.

Stowell stated there is a 24' wide door on the exterior of the building. He stated the POD would be picked up by a fork lift and stacked.

Bobinsky noted he liked the two tone façade they have presented. He noted that Enterprise Drive is still a private drive at this time and is not maintained by the City. He added a reminder that a water/sewer connection permit will need to be filed and there will be fees associated with that. He stated if there is any trenching in Route 108 it would require permits through the State. He noted that the Route 108 corridor is part of the State's Complete Streets 10 Year plan.

McLin stated no comment.

Mears stated a lot merger would be required for this please ensure that has been sent to the office. She stated there can be further clarification on what waiver requests are needed. She stated she is in favor of the proposed architecture and thinks it fits in with the surrounding area. Inquired when the wetland delineation was done and if the test pit data had been provided.

Stowell stated October and it was provided in the drainage report.

Mears asked where snow storage would be.

Stowell stated the back area of the rear parking lot but it needs to be added on the plans.

Mears requested the photometric plan be submitted and asked if the detail on the retaining wall had been completed. She stated she would like to see it.

Stowell stated they have not designed it yet but it will be part of the building plans.

Mears asked for the truck turning radius.

Stowell stated that can be provided.

Mears asked if there would be HVAC units on the roof.

Gianniny stated they plan to have them hanging down on the inside of the roof.

Mears asked for more details on the solar panels to be provided. She noted the drainage will need to go through third party review.

The Board came to the consensus with the completion of the third party review this application would not need a second review by the SRTC. The third party review findings would be shared with the Board.

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

3) **NEW BUSINESS**

- a. **Craig Riotto, is seeking a 2 lot subdivision and site plan approval for an athletic/fitness facility and infrastructure on a property located at 165 Route 108 in the Commercial Industrial (CI) District, Assessor's Map 63 Lot 10 SUB#01-2021 & SITE#04-2021**

Craig Riotto, James Ball, Geoff Aleva of Civil Consultants and Stephen Pernaw of Stephen G. Pernaw & Company, INC were in attendance remotely to represent the application.

Aleva stated they had gone before the Planning Board for a conceptual review to specifically address the height of the structure. He stated the dome is much taller than an allowed structure in this district and would be 100' at its peak. He stated they received favorable comments. He stated Stephen G. Pernaw & Company INC completed the traffic review and on their team is also Bob Cummings a licensed Fire Protection Engineer in NH.

Aleva stated the day to day use of the facility will be an athletic field but also hold some large assemblies. He stated they are still working on the drainage review and lighting plan. He stated they have provided a site layout to show the parking and building. He stated they have begun the process for the NHDES Alternation of Terrain permit. He stated there is not a lot of room on site for the stormwater management. He stated they are looking at installing underground storage for stormwater management.

Aleva reviewed the locations of utilities. He stated there will be an emergency generator in case of power failures to keep the dome inflated. He stated they will revise the domestic and fire water lines to be separate. He stated they have provided manufacture information about the dome structure in regards to snow and wind loads. Noted the pressure can be changed for inclement weather. He stated they are proposing to have an extra wide sidewalk around the dome and a sidewalk to connect their site to Hilltop Fun Center. He stated he understands one of the major concerns of the project is the traffic.

Pernaw reviewed the initial traffic evaluation. He stated they completed their own traffic counts and cross referenced the counts with DOT's count station. He stated the numbers were found to be consistent. He stated they reviewed the travel routes and

expect most traffic to come from Route 108 but have multiple routes that can be taken. He reviewed proposed traffic mitigation options.

McGlynn stated the pipe diameter information needs to be provided. Noted that they mentioned they would separate the fire and domestic lines.

Aleva asked if they could meet to discuss the water line to meet demands.

McGlynn stated it would be fine to reach out to him but ensure that Bobinsky is included in the conversation. He noted they will need a water/sewer application. He noted the type of material needed for the water lines.

Kramlinger stated this is an unusual structure and in order to work through the grey area similar structures will need to be reviewed. He stated in the grey instances he will be looking for the higher level of fire protection or to go above and beyond.

Aleva asked if they could meet with the Fire team to discuss the fire safety needs to the assembly use and the daily use of the structure. He stated they could review some of those grey areas.

Kramlinger stated that would be acceptable and to contact him in regards to setting that up. He stated one of the concerns would be handling to the large crowds and ensuring there is appropriate exits. He stated he did not see the exits in the drawings.

Bobinsky questioned why they were proposing two driveways.

Aleva stated the access and parking lot were designed in consideration of how people will use the site in different ways. He stated in consideration of the parent that drops off their kid for an event vs. the ones that park stay and watch. He stated the two drive accesses allow for a smoother flow and for interior parking to flow better. He stated the parking lot is also designed for pedestrian traffic.

Bobinsky inquired if they had considered interanal signage to direct towards High St or Rte. 108.

Aleva stated they have considered it, especially with consideration of the out of town visitors.

Bobinsky stated he recommends that the traffic evaluation go through third party review along with the drainage when that is received. He noted that a permit is needed to trench into Willand Drive and made note of the Winter Moratorium that runs from November to April yearly. He noted in the traffic evaluation it says an ITE comparison could not be completed asked if there were no direct comparisons in the ITE manual.

Pernaw stated they did review the trip count in the ITE for athletic facility, but this site is unique because of the schedule. He stated summer events would be different than the fall/spring events. He stated the schedule is designed to disperse traffic demand which is why they completed a review manually.

Bobinsky noted the traffic data from the state is 2018-2019, have they seen any COVID affects.

Pernaw stated they did their count at the State count station because of COVID and found the numbers in December 2020 to be similar. He found the COVID effects to waning on this subject area.

Bobinsky inquired if they had discussed the traffic mitigation suggestions with DOT. Pernaw stated no, he was brought in on the project late in the year and had not had conversations with DOT yet. He stated it is good that DOT is making corridor wide improvements.

Bobinsky stated he would recommend the State be brought in for a discussion on the recommendations made in the traffic evaluation. He inquired who would be paying for the Police Details when needed for events. And if possible to see aerial views of projects of other domes like this.

Riotto shared information on the company that makes the domes and explained most of the domes are built in the North Eastern part of the US. He stated they are very familiar with snow.

Metivier noted that he had been to a similar site in Milford NH. He stated at that facility they have boat/camper shoes, concerts and sporting events, and if that is the intent for this one as well.

Riotto stated yes. He expects 95% sports geared events for turf sports primarily and other events that bring in tourists.

Mears asked if they could provide a number of expected events per/year. Along with a narrative of those events that they expect to have.

Aleva stated the events are part of the reason they want to have more discussion about the fire safety. He stated they want to make sure to have a plan for whichever layout the building is in, for turf sports, political events, business expos etc. to have a pre-planned design to hand traffic control, fire and the like.

Metivier inquired if they knew the max occupancy and if there would be a busing service. He asked if there is a plan for overflow parking.

Mears suggested that a shared parking agreement be put together.

Metivier stated the way the building is proposed it does not have any NE style architecture, but the Milford Dome has a roofed sidewalk into the entrance and adds an element of architecture. He asked how snow shed from the dome is being handled.

Aleva stated the paved apron around the building will allow for snow shed onto it and then to be plowed away from the building. He stated they need to highlight the snow storage better on the plan.

McLin inquired if this site will accommodate basketball courts.

Riotto explained they were starting with turf sports but hope to expand to other sports with false flooring.

McLin stated he thinks this will do well but the offsite traffic will be a big element.

Metivier stated he would encourage the applicant to reach out to DOT soon.

Mears stated a waiver for the height and architecture are at least two of the waivers that are needed if not more. She stated this site will require a Conditional Use Permit for impact of the Riparian and Wetland Buffer District. She informed the applicant of the upcoming deadline to get onto the next Conservation Meeting agenda.

Mears stated they need to submit the landscaping and photometric plans. She stated she would like to see landscaping that will scale well with the size of the building. She inquired if the traffic evaluation has consideration of any future development. She stated if they are going to have a shuttle service for offsite parking a plan should be put together prior to Planning Board. She inquired about sidewalk connections to ensure pedestrian traffic has safe access.

Ball inquired where there would be any pedestrian traffic coming from.

Bobinsky noted that as part of the Complete Street Project for Route 108, the Public Works and Environments Committee has shown support for sidewalks from Dover to Works Way.

Ball stated this is a red flag to him and does not expect a lot of foot traffic to their site.

There was a brief discussion on future meetings.

Mears noted that the third party review of the project needed to be completed prior to final submission to the Planning Board. She suggested the applicant come back for two more SRTC reviews.

- b. 385 Route 16 Realty Corp. is seeking a conditional use permit and site plan approval to expand the existing automobile sales and service and paved area on a property located at 385 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 49 Lot 46 and Map 57 Lot 02, CUP#01-2021 and SITE#05-2021**

Scott Lawler of Norway Plains was in attendance remotely to represent the application.

Lawler stated this will be a 3 phase project. He stated they will be merging the two lots into one. He stated this site went through a renovation and expansion in 2015 but in August 2020 there was a fire in a portion of the building that now needs to be removed. He stated in the 1st phase of the project they will be demo approximately 2,500 sf and adding a 5,400 sf. addition to accommodate the bays better. He stated they are not increasing employees but rather allowing for more room inside the building where it is currently cramped.

Lawler stated the 2nd Phase will be to expand the parking area. He stated there is currently some parking on gravel for vehicle storage and this improvement would allow that to be shifted to paved parking. He stated the existing stormwater system will be paved over and a new system will be installed. He stated it has been designed to the NHDES standards and the City of Somersworth standards.

Lawler stated the 3rd Phase will be for vehicle display. He stated the site can become very congested currently. He stated the additional paved parking will impact 2,900 sf. of wetlands. He stated they suspect the wetlands could have been created by run off. He stated they went through a preliminary site walk with the Wetlands Board to review the value of the wetlands. He stated they did not indicate the wetlands had much quality. He stated they are proposing to install a retaining wall to stop additional runoff impact.

Lawler stated they have submitted a Conditional Use application as well and are presenting to the Conservation Commission in March. He stated a phasing plan has also been included in the plan set.

Kramlinger stated for the building permit he will require a certified FPE licensed in NH to complete a review and approval of all fire protection detection, alarm, and suppression systems IAW national and NH code. He stated he would like to see additional hydrants installed, one at the entrance on West High Street and one on the Route 108 side. He stated having hydrants on different mains would be helpful as they learned at the Fire.

Bobinsky stated he would like to see the drainage reviewed by Horsley Witten. He stated the expanded use will require an updated water/sewer application.

McLin stated no comments.

Metivier inquired how the wash bays drain.

Lawler stated there is an existing system that treats and connects to the sewer.

McGlynn inquired if with the addition will they be increasing the washing or adding more bathrooms. He stated if they are expanding the plumbing use it will require a new water/sewer application to be addressed before the CO can be issued.

Lawler stated they are waiting on the architectural to be completed. But can provide an update when received.

McGlynn stated he suspected a new hydrant off of West High would be difficult because it is under a pavement moratorium. He stated it might be accessible from the green space though. He stated the hydrants could be discussed further to ensure there is appropriate water for fire incidents.

Kramlinger stated it would be most helpful to add a hydrant on Route 108.

McGlynn noted connection fee for a fire hydrant and would require a new application.

(Bobinsky left the meeting at 1:00PM)

Mears stated a lot merger form needs to be submitted. She asked for clarification on the parking areas and to show vehicle storage areas. She noted that there should be adequate drive aisles. She inquired why they are proposing a 5 year phasing plan.

Lawler stated the 5 years would allow for leniency in financing of the large projects and the wetlands permit lasts for 5 years. He stated it may not take that long.

Mears asked for more information on how they got to 2 ADU parking spaces when the number of parking provided suggests there should be 5 ADU spaces. She stated a note should be added to the plans in regards to the 2015 Site plan approval "All vehicle storage and parking shall be on paved areas. No parking shall occur on any unpaved area".

Mears asked for snow storage to be shown. She asked if the chain link fence would have slats.

Lawler stated no.

Mears stated the architectural plans need to be submitted and those should show existing, new and materials being used. She stated the drainage will need to be reviewed by Horsley Witten. The CUP will be reviewed by the Conservation Commission in March.

Metivier asked if the building has sprinklers.

Lawler stated yes.

The Board determined this project will receive Third Party Review of the drainage and return to the SRTC when they submit final plans for PB.

c. Any other new business that may come before the Committee.

MOTION: Metivier MOTION to ADJOURN at 1:07PM.

The MOTION is SECONDED by McGlynn.

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

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee