

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
Minor Site Plan
MINUTES OF MEETING
April 14, 2021

MEMBERS PRESENT: Michelle Mears, Michael Bobinsky, George Kramlinger, Tim Metivier and Tim McLin
Excused Members: Scott McGlynn and Paul Robidas
STAFF PRESENT: Dana Crossley Planning Secretary

The meeting was called to order at 2:04 pm.

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

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

- 1) **Approval of the minutes:** No minutes for approval.
- 2) **OLD BUSINESS**
 - A) Any old business that may come before the Committee. – No other old business.
- 3) **NEW BUSINESS**
 - A) **Ian Joseph Campbell, LLC, is seeking minor site plan approval to install one (1) solar power array on pedestal and remove the requirement to have stone under the arrays on a property located at 4 Enterprise Drive, in the Commercial Industrial (CI) District, Assessor's Map 48 Lot 24C, SITE#07-2021 PUBLIC HEARING**

Mears opened the public hearing at 2:07PM.

Packy Campbell of Ian Joseph Campbell LLC was in attendance to represent the application.

Campbell stated he is proposing to add a new 24 panel solar tracker array to this site and it will be closer to Enterprise Drive. He stated it will be 50' from Route 108 and the green circle on the plan shows the circumference of the tracker if it was to rotate lying flat. He noted it does not typically do that though. He stated he is also looking for approval to remove the requirement to have stone under the array from the 2019 approval. He stated he has completed the annual stormwater maintenance report and that it showed everything is working. He estimated there may have been confusion with this application and the 413 High Street application that caused the requirement for the stone under the array to be attached to this project. He stated the area under the array has been stabilized and there have been no drainage issues.

Metivier inquired if during a high wind situation if the array would lay flat.
Campbell stated yes.

There was a discussion on the setback requirement to Enterprise Drive.

Mears stated that because Enterprise Drive is a private road, it would not be considered frontage and would rather be a side setback.

Campbell stated he would move the array to meet the 30' required side setback from Enterprise Drive.

Bobinsky asked for more information on the removal of the stone under the array requirement. Campbell stated it was never part of the project and thinks there was a mistake made. He stated it was discussed as part of the 413 High Street application to install a reflective material to enhance backside boost. He stated there had been some conversation about stone under the arrays for drainage but it was not for drainage but for a reflective material. He stated the lawn area has been adequate for the use.

Bobinsky clarified the stormwater maintenance reports would be a yearly submittal. Campbell stated yes, it was part of the original approval.

Kramlinger stated he had no comment.

McLin stated he had no comment.

Mears inquired if trucks turning near the array would potentially hit it. Campbell stated when it lays flat it may overhang the road but any vehicle going into the car wash must be under 7' and should not hit the 10' tracker.

Kramlinger stated fire apparatus are close to 10' tall. There needs to be a clear path in the roadway to ensure that fire apparatus will be able to access the site. Campbell explained how the arrays can be used in parking lots.

Kramlinger stated he understands that and wanted to get the statement of the fire apparatus clean pathway on the radar for consideration.

Mears opened for public comment.

She stated no public comments were received via mail, email or phone.

Mears closed the public hearing and comment session at 2:22 PM.

MOTION: Bobinsky stated, I move that the request of Ian Joseph Campbell, LLC for minor site plan approval to install one (1) solar power array on pedestal and remove the requirement to have stone under the arrays on a property located at 4 Enterprise Drive be APPROVED.

The MOTION is SECONDED by McLin.

The MOTION CARRIES by a 4-1 roll call vote. (Metivier voted in the negative)

Kramlinger inquired to why Metivier voted in the negative.

Metivier stated the street address is 4 Enterprise Drive and therefore he would consider that would be the front yard area and the array is located within the front setback.

Bobinsky inquired if that was discussed when the applicant went before the ZBA.

Mears stated not for this site but the variance that was granted for 413 High Street was for a side setback because Penny Road is a private road.

Kramlinger inquired if this is approved does it set a precedent.

MOTION: Kramlinger stated, I move to retract and reconsider the approval for that the request of Ian Joseph Campbell, LLC for minor site plan approval to install one (1) solar power array on pedestal and remove the requirement to have stone under the arrays on a property located at 4 Enterprise Drive to discuss the setback requirement.

The MOTION is SECONDED by Bobinsky

The MOTION CARRIES by a 4-1 roll call vote (McLin voted in the negative)

Bobinsky inquired what the appropriate setback requirement is.

Metivier stated in the Zoning Ordinance the definition of frontage is the length along a roadway.

Mears stated it would be required to meet the 30' setback.

Metivier stated he felt the area along Enterprise Drive would be considered frontage and need to meet the 50' setback.

There was a continued discussion on the setback requirement.

MOTION: Bobinsky stated, I move that the request of Ian Joseph Campbell, LLC for minor site plan approval to install one (1) solar power array on pedestal and remove the requirement to have stone under the arrays on a property located at 4 Enterprise Drive be CONTINUED to the May 15 meeting for the following reason:

- To determine the appropriate setback requirements for the solar tracker array from Enterprise Drive;

The MOTION is SECONDED by Kramlinger.

The MOTION CARRIES by a 4-1 roll call vote (McLin voted in the negative)

**B) Somersworth Housing Authority, is seeking minor site plan approval to construct 13 new mechanical rooms/storage sheds on a property located at 25 Bartlett Avenue, in the Residential Duplex (R2) District, Assessor's Map 15 Lot 08, SITE#09-2021
PUBLIC HEARING**

Mears opened the public hearing at 2:47 PM.

Carla Goodknight of CJ Architects and **Deb Evans** of Somersworth Housing Authority were in attendance remotely the represent the application.

Goodknight stated the current property at the Nadeau Development (Bartlett Ave.) has a central boiler that dates back to when the property was originally built. She stated the pipes go underground to all units on site, with great inefficiency, the gas line also is located underground from the central

location. She stated they are proposing to de-centralize the system and construct new mechanical room additions to each of the building to support the new furnace and hot water heater. She noted that Unitil will also be running new lines to each system. She expressed that the pipes are in a state of disrepair that they crumble when attempted to do maintenance on them. She stated there will be one mechanical room per building.

Metivier stated the request meets all the requirements as far as he can tell.

Bobinsky inquired how many additions are being built.
Evans stated 13.

Metivier noted they would be like 9x10' sheds attached.

Bobinsky inquired about drainage issues.
Goodknight stated they were not overly concerned about the drainage because the roof buildings have larger overhangs. She stated the water being shed is not unlike the storage units that exist and there are pervious soils around the area.

Kramlinger stated he had no comment.

McLin stated he had no comments.

Mears inquired if there would be sidewalks to the additions or if there are existing.
Goodknight stated there won't be sidewalks to them since it would be only accessed for maintenance. She stated there are some existing sidewalks though.

Mears inquired what materials will be used on the exterior.
Goodknight stated it will matched the main building, vinyl siding.

Mears opened for public comment.

Mears stated there were no public comments received via mail, email or phone.

Mears closed the public hearing and comment session.

MOTION: Bobinsky stated, I move that request for minor site plan approval to construct 13 new mechanical rooms/storage sheds on a property located at 25 Bartlett Avenue be APPROVED.

The MOTION was SECONDED by Metivier.

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

C) Any other new business that may come before the Committee.
No other business.

MOTION: Bobinsky MOTION to ADJOURN at 2:33 pm.
The MOTION is SECONDED by Kramlinger
The MOTION CARRIES by a 4-0 roll call vote.

Respectively submitted:
Dana Crossley, Planning Secretary Site Review Technical Committee