

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

MEMBERS PRESENT: Mike Bobinsky, 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 10:32 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 # 1-603-692-9519, 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, McLin, Robidas and McGlynn were in attendance remotely.

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

1) Approval of the minutes:

- A) April 7, 2021 meeting minutes – Bobinsky MOVED to APPROVE the 4/7/21 minutes.

The MOTION is SECONDED by McGlynn.

The MOTION CARRIES by a 6-0-1 roll call vote (Robidas abstained)

2) OLD BUSINESS

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

3) NEW BUSINESS

- a. **Craig Riotto, is seeking a 2 lot subdivision, conditional use permit 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, CUP#02-2021 & SITE#04-2021**

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

Alea reviewed the comments from the last SRTC meeting. He stated they are still working to establish the fire hydrant location. He stated they are working with Bob Cummings who is

a Fire Protection Engineer. He requested to have a meeting with the Fire Chief, Building Inspector and staff to discuss the fire egress and life safety plans.

Kramlinger stated he had received that request from Aleva and looks forward to hashing things out.

Aleva reviewed the Planning Comments; he noted that he needs to have a sit down with Mears to discuss the subdivision regulations still. He stated there was a scoping meeting with NHDOT. He stated through the subdivision plan they will have an easement for a walkway that will connect their site to Hilltop Fun Center, which in turn will connect to future sidewalks on Route 108. He stated they have submitted a landscaping plan.

Aleva reviewed the proposed landscape plan. He stated he feels they meet the requirements of the site plan regulations with this design. He stated they have added more snow storage location. He stated the stormwater maintenance manual provides the property owner with snow storage locations and information on de-icing, salts and sands to be used with the pervious pavement. He stated a lighting plan has been provided. He stated he was unclear on the request for emergency access but noted there is two way traffic at each of the two entrances. He stated emergency vehicles will be able to park in front and there is a larger loop around the building that will be gated access. He stated it will be cleared to allow emergency vehicles to go around the building when necessary. He stated they have proved a plan to show the truck turning radius as well.

Aleva stated there is no pedestrian traffic on Willand Drive but understands that it is in NHDOT's plans to install sidewalks along Route 108. He stated the safest way for them to hand pedestrian traffic is to utilize a walkway between this site and the Hilltop Fun Center. He stated pedestrians will then be able to connect to the sidewalks from the Fun Center. He stated with their final submission they expect to have the detail erosion control plan. He stated the test pit data was included in the first submission. He stated the applicant has supplied the funds for Third Party Review and understands that is underway at this point for the drainage. He stated they are working on the follow up from the scoping meeting with NHDOT. He stated they need the City to sign a State driveway permit application for the change of use on Willand Drive to get the application in the queue for review by NHDOT.

Ball stated the meeting with NHDOT brought a greater understanding about the application from the City. He stated he has spoken with the City Manager about getting the driveway permit application signed. He stated the City Manager expressed he was uncomfortable signing without directive to sign and thought it would be more appropriate to address after the application went before the Planning Board. He noted that this State driveway application does not commit the City to anything and the applicant is willing to partake in the necessary improvements on Willand Drive. He stated the NHDOT process is out of their control but the State driveway permit application is the next step in process.

Pernaw stated there were two follow ups from the NHDOT scope meeting. He stated Director Mears provided information on any other development projects along Route 108 to

include in their traffic projections. He noted that the State driveway permit application does not commit any of the parties to anything, he stated it merely starts the clock for the applicant and would require any other development along Route 108 to include their traffic numbers in their studies. He stated he would like to see the application signed and submitted to DOT to get into the queue. He stated NHDOT has requested a traffic impact study to look at the numbers for the year 2021 and 2031.

Ball stated a big part of the process from the scoping meeting was narrowing down the intersection reviews to Longhill Road with Route 108 and Blackwater Road with Route 108. He noted the specificity of that was great.

Pernaw stated it was made clear with the scoping meeting that the Route 108/Willand Drive intersection is a State intersection and they will be making the mitigation decision for immediate and long term.

Bobinsky asked if the State driveway permit application was circulated through the Planning Department or SRTC or if it went directly to the City Manager.

Ball stated it was his duty to communicate with the City and spoke with the City Manager.

Bobinsky inquired if the Planning Board was needed to endorse the permit application.

Pernaw stated it is a one page form that does not commit the City or applicant to anything. He stated it allows for the change of use on Willand due to the increase of traffic on Willand Drive. He stated the traffic study is underway and submitting the application reserves the spot in line and then the State knows the traffic study is pending.

Mears stated in the future it would be best if the applicant submitted the documents that required the City Manager to sign through the Planning Department so that they can assist with advocating to the City Manager.

Ball stated it was a huge paradigm shift having NHDOT there, which is a gift in many communities who are all looking for that kind of review and funding.

Bobinsky inquired if there would be implications if the driveway permit is not submitted until after the application goes to the Planning Board.

Pernaw stated if the application is not signed now and other developers come in, this applicant would be required to go back and account for the increased traffic from other developments in the traffic study.

Mears noted that neither this committee nor the Planning Department were aware that the driveway application had been submitted to the City Manager.

Bobinsky stated the City Manager is the appropriate person to sign the driveway permit application. He stated Public Works handles some when it comes to maintenance but with a new development project it would be most appropriate for the City Manager to sign.

Robidas stated that everyone he has spoken to is excited and eager to see this project move forward. He suggested the Director could discuss further with the City Manager on signing the application. He inquired when this application is anticipated to be before the Planning Board.

Mears stated she expects they are on track to be on the agenda for the May 19th meeting.

Metivier stated he concurs that everyone he has spoken with has been excited about this project. He noted that the one concern that has come up is the traffic for the intersection.

Robidas noted the landscaping plan looks good.

Ball stated there has been concern about what plan will be in place for large events. He stated the applicant intends that about 92% of the use will be for athletic purposes and the rest would be the large events. He stated they are willing to work with the City and develop a process that parallels how other large events are handled such as the Children's Festival. He stated he would like that to be addressed sooner than later.

Metivier inquired where the gas line is coming into the building and will the gates be keyed or opticom.

Aleva stated the gas line is still to be determined. He stated the gates will likely have a Knox Box for emergency access. He stated they are only to be opened for emergency services/instances and snow removal.

Metivier stated he has been in discussion with their Fire Protection Engineer Bob Cummings to discuss the fire suppression challenges and looks forward to hearing the solutions.

Robidas stated the plans look like they are ready for Planning Board review. He stated he supports this project and appreciates they are coming to Somersworth.

McGlynn stated he had no comment.

Kramlinger stated he would like to ensure there is enough turning radius for the ladder truck. He does not think it would be needed necessarily for the site but would prefer to be prepared for the unusual. He stated he can send Aleva the wheel base and specifics of the truck.

Bobinsky stated he likes the landscaping design but would like the species listed. He inquired if the lighting is all LED.

Aleva stated they are all LED and have a note for a new street light.

Bobinsky stated that light pole is up and approved by Council. He noted that Willand Drive is not in the best condition and with the increased traffic volume would be bound to get more beaten up and noted as something to consider.

Aleva inquired if Bobinsky thought resurfacing might be an offsite exaction request.

Bobinsky stated it is possible.

Robidas stated it is likely, the road is in bad shape and not sure when it is planned to be resurfaced but has not been highly used in the past.

Bobinsky stated he could provide the information from the consultants on the road condition and suggested improvements.

Aleva inquired if this would be a suggestion from Public Works to have that road improved.

Bobinsky stated it is possible and least the frontage of this property and maybe a bit beyond. But does not have a specific opinion can offer a suggestion though.

Robidas noted it could be nothing requested from the Planning Board or the entire road, not sure if it is the direction they would go but at least a suggestion.

Ball stated he appreciates that the topic has come up now and has been expecting it. He stated he has been involved in all development processes for Willand Drive and is prepared to talk about the road. He stated his concern is that everyone is in support of the applicant that will be providing culture and service but how much can the Planning Board put weight on this one applicant for the intersection and Willand Drive. He stated he does not want someone's uneducated opinion asking for too much. He stated without this applicant there is no potential for any light at the intersection. He stated he respects that Bobinsky brought up the topic now and it was not first brought up at the Planning Board meeting.

Robidas stated he has sat with this Planning Board for some time now and they are a reasonable Board. He stated he does not think it would be fair to ask the applicant to pave the entire road but does expect there will be some discussion on the topic. He stated he believes the Board will be reasonable and fair.

McLin stated he had no comment.

Robidas stated he had no additional comments and need to leave for another meeting. He thanked the applicant and looks forward to seeing this at Planning Board. (Left meeting at 11:25 AM)

Mears asked for more information on the blasting referenced.

Aleva stated there could be some shallow blasting but it may be done by chipping machine. He stated the AOT permit requires a blasting plan. He stated he does not feel there will be a need for any but there are shallow nodes of ledge that poke up. He stated the site will be raised up in many areas.

Mears stated the erosion control sheet would be helpful. She stated the landscaping looks good. She asked what the height of the light poles is.
Aleva stated 20'.

Mears inquired if there will be any new or replaced utility poles.

Aleva stated only if the utility companies require it. He stated they are not anticipating new poles. He noted there had been a question about large deliveries and the large ones will come through the side door and smaller through the front. He stated there is not a traditional loading dock.

Mears inquired if the side door is a public entrance as well.
Aleva stated no, more of an emergency entrance/loading entrance.

Mears stated the site lighting looks good.

Metivier inquired if the pervious pavement is just the travel ways or parking areas as well.
Aleva stated it is shown on the plans as the dotted/dashed areas.

There was further discussion of the State driveway permit application.

Ball suggested a meeting could be set up to discuss signing the application with the City Manager.

Mears stated they are awaiting comments back from Horsley Witten on the drainage and will share those as soon as they are received. Looking forward to moving this forward to the May 19th Planning Board meeting.

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

Mears noted she had shared the outdoor dining application with the Board and asked if anyone had any more comments.

There was a brief discussion on liability insurance.

Mears noted a home occupation permit application has come in for a gunsmith shop. She inquired if this was something the Police Department wanted to weigh in on.

McLin stated he could look it over but not sure if they would have comments.

MOTION: Bobinsky MOTION to ADJOURN at 11:36 AM.

The MOTION is SECONDED by Metivier.

The MOTION CARRIES by a 6-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee