

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
July 7, 2021**

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

Excused Members: Paul Robidas and Tim McLin

STAFF PRESENT: Dana Crossley, Planning Secretary

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

1) Approval of the minutes:

A) McGlynn MOTION to approve minutes of June 2, 2021

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 5-0 vote.

2) OLD BUSINESS

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

3) NEW BUSINESS

A) Carlton Spencer Jr & Sherri Bolin are seeking a 5 lot conventional subdivision by special use permit for a property located at 279 Green Street, in the Residential Single Family (R1) District, Assessor's Map 18 Lot 45, SUB#05-2020

Doug LaRosa of Civil Works New England was in attendance to represent the application.

LaRosa noted the lot is 5.3 acres and has an existing gravel driveway to serve the single family residence. He stated the proposal is for a 5 lot subdivision, 4 new lots and one for the existing home, constructing a road to be built to City standards.

LaRosa reviewed the responses from the SRTC comments of the November 2020 meeting. He stated they are waiting on response from the third party review. They are seeking a waiver from the requirement to install sidewalks. He stated this will be a short road with room to walk on the edges and there are no sidewalks on Green Street. He stated they have submitted a request for a Special Use Permit for a traditional subdivision design. He stated this lot was created from a subdivision in 1985 that was a traditional subdivision, there is no City sewer in this area and will have to treat runoff from the Sunningdale development. He stated he feels that the request meets the requirements to grant a special use permit.

LaRosa stated they have shown the existing vegetation on the plan and provided test pit data. He stated the landscaping is being shown on the utility plan with two proposed trees per lot that are red maples. He stated they have removed the light pole detail and provided a 30' easement around the bio retention basin. He stated the draft of the HOA documents have been provided and proposing to petition to have the City take over the roadway and bio retention area but until that point it would be the responsibility of the HOA. The driveway locations have also been shown on the plan.

LaRosa stated the roadway will need to be named, it is currently referenced as Bolin Drive in the draft of the HOA but understands it will need to be reviewed by the City. He stated the NHDOT driveway permit is pending approval with the State. He stated the locations of the hydrants have been provided to the Water Division, one by the bio retention area and a full sized hydrant at the end of the cul-de-sac. He stated the road has been designed to meet City standards and has provided information on the sight line view. He stated that there are no street lights being proposed for installation on this roadway. He stated they have provided the truck turning radius on the cul-de-sac but this does not account for if there are cars being parked on the cul-de-sac. He stated the seed mix for the grass will be noted on the utility plan.

LaRosa stated there is a note the contractor will need to verify the water line size prior to construction. Knows they will need a water connection permit.

McGlynn stated a K81D hydrant is required.

LaRosa stated the cul-de-sac has been designed with the City standards. He stated he has reviewed the turn radius information for the fire truck, the turn radius program shows there would be little room for a car to be parked on the cul-de-sac in order for the truck to make a full movement.

Bobinsky asked for clarification of the requirement of the special use permit.

Mears stated because they are constructing a new road they would be required to develop as a conservation subdivision unless a special use permit is granted.

Bobinsky stated in review of the HOA documents it notes that the HOA would be responsible for the maintenance of the bio retention area, mowing and any common area right of ways.

LaRosa stated typically the developer of a subdivision is responsible for all of the common area maintenance until an HOA takes over. He stated the intent is to petition of the City to take over the road and maintenance of the bio retention area.

Bobinsky inquired if the intent was to keep the HOA once the roadway and bio retention were accepted.

LaRosa stated there may be other roles that the HOA would remain intact for.

Bobinsky stated he would like to see that the right of way grassed areas were maintained by the HOA and that there is a reference that there will not be any street lights installed.

LaRosa stated he could have that added to the HOA documents.

Bobinsky noted that the street name would need to be reviewed by E-911 committee.

There was brief discussion on the seed mix being used for the grass.

Kramlinger inquired if there are any requirements for how far mailboxes or hydrants need to be setback. He stated his concern is the overhang of the fire truck that is 18" off the ground.

Metivier stated that the USPS has regulations on location and height of mailboxes.

There was a brief discussion of the location of the trees and overhang to the roadway/public right of way.

Metivier clarified that the HOA would only relinquish the responsibility of the roadway at the point that the City accepts the roadway.

LaRosa stated that is correct.

Mears inquired if they will be replacing or adding utility poles.

LaRosa stated that is out of his control, but their utility plan shows that the utilities would be coming underground from Green Street and one pole is being removed.

Mears inquired about installing additional buffers to the existing residential lots.

LaRosa stated he would discuss that with the property owner.

Mears stated the easement and HOA documents will require legal review and would be a condition of approval. She noted the third party review is still pending and will forward those comments once they have been received. She inquired if there has been traffic data submitted.

LaRosa stated it is in the DOT permit. There are an anticipated 40 trips per day, 5-6 in/out during the peak.

Mears asked for that information to be provided.

Mears stated this application is scheduled for the July Planning Board meeting.

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

Bobinsky stated this is McGlynn's last meeting. He stated he has appreciated all the input and work that he has provided on all developments.

MOTION: Metivier MOTION to ADJOURN at 11:08 AM.

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