

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
MARCH 2, 2016**

MEMBERS PRESENT: Bob Belmore, Mike Bobinsky, Tim McLin, Keith Hoyle, Scott McGlynn, Paul Robidas, Imants Millers and Tim Metivier.
MEMBERS ABSENT: None.
STAFF PRESENT: Tracy Gora, Planning Secretary.

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

1) Approval of the minutes of the meeting of February 3, 2016.

Motion: Robidas moved to accept the minutes of the meeting of February 3, 2016.

Seconded by Bobinsky. Motion carried unanimously.

2) OLD BUSINESS

- A) Brixmor Tri City Plaza, LLC is seeking site plan approval to re-develop the outparcel building on property located at 184 Tri City Plaza, in the Residential Commercial (RC) District, Assessor's Map 40, Lots 5 & 5E, SITE #02-2016.

Rob Osterhoudt with Bohler Engineering represented the applicant and addressed the Committee. Stated that this application was before the Committee last month and that they have submitted revised plans. Stated that some of the significant concerns from the last meeting were landscaping, dumpster location and building design. Showed plans with the existing conditions, the plans that were submitted last month and the current proposal. Stated that they have moved the dumpster to the east side of the property and increased green space along High Street. Stated that at the last meeting there was discussion on having a central pedestrian walkway with green space on either side of it but with snow removal the pedestrian walkway has been shifted to a side and there will be more green space in the corner. Reviewed the SRTC comments from last month and stated that the utilities will be further detailed when they go to the Planning Board. Stated that there is a water line that runs directly under where the new building would be but the line will be relocated around the building. Stated that the tenant will be responsible for snow removal. Stated that regarding parking, there is a difference between the City requirements and the tenant's needs but they have scaled back the number of parking stalls. Stated that they lost some parking stalls when they reconfigured the egress. Stated that there is more landscaping and described that. Stated that there will be fencing around the outdoor seating area. Stated that there was a concern with garbage blowing around and they are proposing a black decorative fence with curbing so that garbage doesn't pass through. Stated that there are existing exterior lights that they will use and they will also have lighting for the dining area.

Jeff Benevides with Amaral Revite represented the applicant and addressed the Committee. Showed the architectural renderings from last meeting and the new ones that have been amended. Stated that they removed the EIFS and designed the cement to look like clapboard siding. Stated that there will be mansard roofing and that they increase the parapet to screen the roof top units.

Hoyle asked if the drainage will be connected to High Street.

Osterhoudt stated that sheet flow into the shopping center will be the same and they are not connected to the City system. Stated that all the stormwater is maintained on site. Stated that they are adding green space so there will be an overall reduction of runoff.

Hoyle asked about a traffic analysis.

Osterhoudt stated that they will have that for Planning Board submission.

Bobinsky confirmed that they are not adding any more runoff.

Osterhoudt stated that there will be no additional flow to the City's system and that on site flow will be reduced.

Bobinsky asked for clarification on parking on the High Street side.

Osterhoudt showed the plans and stated that the edge of pavement will be pushed back and the pedestrian access has been moved to the side.

Bobinsky stated that there have been concerns with the snow being plowed onto the City's sidewalks.

Metivier stated that the new exterior elevations have more New England style architecture and asked if there is any consideration to putting grids in the windows.

Benevides stated that they will be put in.

Metivier commended the applicant on the revisions and stated that the plantings are great.

Robidas stated that everything the Committee asked for at the last meeting has been addressed. Stated that as a Planning Board member, a lot of what they look for has been incorporated into the plan. Stated that this will be a nice improvement.

Bobinsky asked why the façade hasn't been carried around to the south elevation.

Benevides stated that there is an exterior walk-in cooler.

Osterhoudt stated that there will be planting there also.

Metivier asked what the distance is from the grease trap to the wall of the building.

Osterhoudt stated that the detailed plans going to Planning Board will specify.

Motion: Robidas moved that the site plan application for Brixmor Tri City Plaza, LLC be forwarded to the Planning Board for review.

Seconded by Metivier. Motion carried unanimously.

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

None.

3) NEW BUSINESS

A) Sunoco Co., on behalf of Walmart R E Business Trust, is seeking site plan approval for interior and exterior renovations to the fueling station on property located at 59 Walton's Way, in the Residential Commercial (RC) District, Assessor's Map 37, Lot 10, SITE #01-2016.

Steve Harrison with Bergmann Associates represented the applicant and addressed the Committee and stated that Walmart is in the process of purchasing the fueling station from Sunoco. Stated that they are proposing interior and exterior renovations and that it will pretty much remain as is but will clean it up. Stated that interior renovations will include lighting, flooring and painting and that on the exterior they will fix broken pavement, do concrete repairs and new striping. Stated that the existing dumpster will be removed and the intent is to send all the trash to the main Walmart dumpster. Stated that they will clean up the existing canopy and install LED fixtures. Stated that there will be a conduit connection from the main store to this site. Stated that they will re-brand what is there now and it will be a Walmart controlled gas station.

Metivier stated that it was determined that they need site plan review because of the change from the existing site plan and that they are removing the dumpster and pad. Stated that there will be some landscaping changes.

Bobinsky asked how the trash will be maintained.

Harrison stated that Walmart will take care of it.

Robidas asked if this can be approved by the SRTC or if it has to go to the Planning Board.

Belmore stated that it doesn't fit the criteria of a minor site plan and recommends that it go before the Planning Board. Stated that he suggested to staff that the Planning Board discuss the Site Plan Review Regulations and possibly expand the ability of the SRTC.

Hoyle asked how the fire protection over the gas pumps will be protected.

Harrison stated that it will remain as is and shouldn't be a factor. Stated that the business will stay active during the work.

Motion: Robidas moved that the site plan application for Sunoco Co., on behalf of Walmart R E Business Trust be forwarded to the Planning Board for review.

Seconded by Metivier. Motion carried unanimously.

- B) Michael Davis is seeking site plan approval for a building addition on property located at 433 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 56, Lot 3B, SITE #03-2016.

Neil Rapoza with Civil Consultants represented the applicant and addressed the Committee. Stated that the proposal is for a 10,000 square foot building addition off the existing building. Stated that the existing access onto Hideaway Place, which is underutilized, will be removed and replaced with green space. Stated that they will move the detention pond and that the property got a variance to build the building within setbacks. Stated that the proposed addition will be the same type and color as the existing building and showed the elevations. Stated that they will be within the 100 foot wetland buffer but not within the 50 foot buffer. Stated that they will not be going further into the wetland buffer than the existing development is. Stated that they will relocate the detention pond and use it as an infiltration basin also. Stated that the pond doesn't see water buildup so they want to utilize it for infiltration also. Stated that the utilities will be through the existing building and it will be sprinklered. Stated that there will not be a new loading bay access and that they will just use the existing one. Stated that they hope to reduce traffic on Hideaway Place.

Bobinsky asked if a stormwater report was submitted.

Rapoza replied yes.

Metivier asked if the existing fire protection system will still be adequate.

Rapoza stated that he believes so and that it will be part of the building permit.

Metivier asked about the lighting above the egress door.

Rapoza stated that he thinks they will all be EBU's.

Metivier stated that there was a lack of overhang on the first building and protection had to be added so they need to put some here also.

Rapoza stated that it will be noted on the building plans.

Metivier asked if the loading docks can hold two vehicles.

Rapoza stated that it can but that they usually only use one. Stated that the pavement will still slope as it does now.

Hoyle asked if this proposal will need third party review.

Robidas stated that he would like guidance from the City Manager but that he feels it would need third party review.

Belmore agreed. Stated that an escrow should be set up for review before it goes to Planning Board.

Motion: Robidas moved that the site plan application for Michael Davis be forwarded to the Planning Board for review.

Seconded by McLin. Motion carried unanimously

- C) Bonfire Recovery Services, LLC, on behalf of MDHF, LLC is seeking site plan approval for a Group Care Facility on property located at 472 High Street, in the Residential Commercial (RC) District, Assessor's Map 40, Lot 04-A, SITE #04-2016.

Attorney Sharon Cuddy Somers with Donahue, Tucker & Ciandella, PLLC represented the applicant and addressed the Committee. Stated that the property received site plan approval in 2013 and it has since been separated into condos. Stated that this applicant is here today because it was a condition of the variance approval from the Zoning Board. Stated that they are not proposing any changes to the site and the owner and applicants are here to answer any questions. Stated that the intent is to run a recovery facility in the existing building with no exterior improvements but some interior improvements like to the bathrooms. State that there will be five employees. Stated that the residents won't have vehicles but the facility will have a 15 person van. Stated that the facility will have 32 beds and that there will be minimal foot traffic. Stated that when residents leave the facility they will have a staff person with them. Stated that the intent is that recreation time will not be occurring on this site and that they will be taken off site. Stated that they would like their proposal to be forwarded to the Planning Board.

Robidas asked if there is a fenced in area for a picnic table when residents want to go outside.

Somers stated that they can look into it.

Robidas stated that he would like to see that on the plans. Stated that he likes the idea of the project and the location but that a small area outside would be nice.

Somers stated that she will look into that.

Dave Francoeur, part owner of the property addressed the Committee. Stated that this has been discussed and that a Laundromat is going to be built on the property. Stated that the driveway on the north side of the property is being removed and will be green space. Stated that a fence will be erected and talked about where it will be placed.

Metivier stated that the existing drainage and utilities aren't shown on the plan and that this may be brought up by the Planning Board.

Somers stated that the site plan was approved in 2013.

Metivier stated that information should be with this packet. Asked if there is a sprinkler connection.

Belmore referred to the site plan application and stated that the checklist is not filled out. Stated that the application needs to be revisited.

Somers stated that the requirement to come here was from the ZBA and they were advised to submit the 2013 site plan. Stated that everything that has been asked about is shown on the 2013 site plan.

Belmore stated that the ZBA mandated that this get site plan approval so the SRTC needs a complete site plan to review.

Metivier agreed with Belmore and stated that it is basic policy and procedure. Stated that you show the 2013 plan but utility feeds are missing.

Somers stated that there are no physical changes proposed from the 2013 site plan. Stated that if it is the wish of the Committee to take the 2013 site plan and show the missing pieces then they can do that. Stated that she would hate to have to come back to the SRTC and would like to go to Planning Board in April.

Hoyle stated that they don't have a complete application for site plan review. Stated that they have to go through the City process.

Mike Hill, part owner of the property addressed the Committee and stated that they have gone through the full approval already. Stated that there will only be five cars so parking will be reduced. Stated that they are just changing the name and there are no other changes.

Hoyle replied that the Committee has an application that is not complete.

Belmore stated that he is also a Planning Board member and that the applicant's argument about coming for site plan approval should be with the ZBA. Stated that they have come to the SRTC and they need to see plans.

Somers suggested that maybe they should take the 2013 site plan and do amendments to show the only change that they are proposing, which is the outdoor seating area. Stated that they can take that site plan and fill out the application checklist.

Robidas stated that as a Planning Board member he sees it from both ways. Stated that he doesn't have a problem approving this but other Board members may feel differently. Stated that he doesn't have a problem moving this on.

Hoyle stated that he doesn't think it would be a big effort to complete the application and then go to the Planning Board in April.

Belmore stated that this is a process and asked if it is the intent that the Planning Board reviews this as submitted.

Somers replied yes but that they want to amend it to show the outdoor seating area. Stated that they will complete the application.

Metivier stated that he would like to see the location on the water feed on the plans.

Somers stated that she will be sure it is on there.

McLin stated that he agrees with Robidas and that this would be all set for the April Planning Board.

Motion: Metivier moved that the site plan application for Bonfire Recovery Services, LLC be forwarded to the Planning Board for review.

Seconded by Robidas.

Belmore asked for clarification on the motion.

Metivier stated that he moved that the application move on to the Planning Board but there are a few things that need to be shown on the plans. Stated that the 2013 site plan needs to be updated with the comments from today.

Francoeur stated that the full site plan was approved for the laundry mat and he wants to make sure that this new applicant doesn't have to do all these approved improvements to move in. Stated that the laundry mat is looking to begin building this spring and that there are certain improvements that can't be done because the new building hasn't been built yet.

Robidas stated that is where he sees this getting hung up at the Planning Board. Stated that there are changes that are going to happen but not before this applicant wants to move in. Stated that he doesn't know how they can sign off on this project when the first one won't be done yet.

The motion carried unanimously.

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

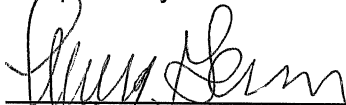
None.

Motion: Metivier moved to adjourn the meeting.

Seconded by McGlynn. Motion carried unanimously.

Meeting adjourned at 11:42 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee