

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
September 8, 2021**

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Mike Hoage- Water Division Rep., Paul Robidas, Tim McLin

Excused Members: Michael Bobinsky, Tim Metivier, Robert Belmore Acting Public Works Director

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:32 AM.

1) Approval of the minutes:

A) Robidas MOTION to approve minutes of August 18, 2021

The MOTION is SECONDED by Kramlinger.

The MOTION CARRIES by 5-0.

2) OLD BUSINESS

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

3) NEW BUSINESS

A) **MACK V Development, LLC is seeking site plan approval for a 19,097 SF retail building with outdoor and sidewalk display and infrastructure on a property located at 211 Route 108 Terrascape Parkway, in the Commercial Industrial (CI) District, Assessor's Map 44 Lot 10 and 24, SITE#13-2021**

Mack Darling of MACK V Development, **Jim Cassidy** Civil Engineer and **Steve Haight** of Civilworks NE were in attendance to represent the application.

Cassidy stated the proposal is for a retail use (Tractor Supply) that will be located at Terrascape, a portion of the Terrascape Parkway driveway will be relocated along with some utilities. He stated this will be a one story building with a fenced in pad for outdoor display along with outdoor display on the sidewalk and in the front area of the parking lot. There is a parking being provided in the front of the building and a lot in the rear of the building that will also serve for delivery access. He stated they are seeking a waiver to allow 79 parking spaces rather than the required 96, noted if Tractor Supply ever leaves this site the concrete pad could be converted to additional parking. He stated there is a curb cut on Route 108 that was approved by DOT when there was a proposed Dollar General to go into this location.

Cassidy stated there will be a small greenhouse as part of this development and a propane dispensing unit that will be surrounded by bollards as required by code. He reviewed the utilities plan and noted that easements will also be provided. There will be several infiltration basins, one in the rear for the back parking lot run off, another for the roof runoff and in the front area for the front parking lot.

Cassidy reviewed the architectural plans, this will be made of concrete blocks and keep in line with the traditional Tractor Supply building. He stated the overall building height is 20.8' and noted that the AC units can be seen on the elevations but not when standing and viewing

the site. There is a dumpster shown on the plan and the majority of trash for this use is recyclables that are kept inside the building until pickup.

Robidas stated the Board typically does not want to see the rooftop units and stated those should be screened. He noted the parking waiver request seems reasonable to him.

There was a brief discussion on the low impact of traffic for the Tractor Supply.

Hoage inquired the location of hydrants.

Haight stated there are 4 hydrants within 500' of each other.

Cassidy stated hydrants can be relocated to a preferred location if Staff requests.

Hoage stated the utilities are private being on Terrascope and they are running 75 pounds. Noted he did not see any fire flow items.

Kramlinger stated he will need to review for fire suppression and can follow up with the applicant. Inquired if the fenced in outdoor display if the canopy covered the entire drive isle or just entrance.

Cassidy stated it was more of a façade to show the entrance.

Kramlinger stated he would like to see the turning calculations for the ladder truck and will provide the specifications of that. He noted the building plans will be required to be stamped and certified by a NH Fire Protection Engineer. Stated there should be a hydrant close to the fire suppression connection.

McLin stated no comment.

Mears stated the drainage report (pdf copy and 2 paper copies) needs to be submitted and will be required to be reviewed by the City's third party engineer. A lot line adjustment application will need to be provided as well. Noted there is a bike rack detail but it is not shown on the plan. The rooftop units should not be visible from Terrascope Parkway as well.

There was a brief discussion on the sign regulation requirements.

Mears noted that the landscape plan will need to be signed by a landscape architect. Inquired if there will be irrigation.

Cassidy stated yes, Tractor Supply requires it.

Mears inquired about the lighting plan.

Cassidy stated the poles will be 20' pole, concrete base of the light poles, three poles on the face and one to light trailer display and two in the rear and will be dark sky compliant.

There was brief discussion of lighting for Terrascope Parkway.

Mears noted that granite curbing is required for any curbing.

Height explained the drainage plan for Terrascope.

There was brief discussion of the green house construction.

Mears requested the construction detail be provided.

Mears noted a traffic memo is required as well.

Discussion of next steps for the project.

- B) Any other new business that may come before the Committee.**
None.

MOTION: Robidas MOTION to ADJOURN at 11:11 AM.

The MOTION is SECONDED by Kramlinger.

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

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee