

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
November 3, 2021

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Tim Metivier, Mike Bobinsky
Excused Members: Paul Robidas, Tim McLin, Mike Hoage
STAFF PRESENT: Dana Crossley, Planning Secretary

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

1. Approval of the minutes:

Bobinsky MOTION to approve minutes of October 13, 2021

The MOTION is SECONDED by Kramlinger MOTION CARRIES 3-0-1 (Metivier abstained)

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **Getty NH Sites, INC. is seeking a Minor Site Plan for a Fast Food Restaurant for a property located at 463 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 40 Lot 59, SITE#14-2021 PUBLIC HEARING**

Boe Woulfe of Getty NH Sites, INC. was in attendance to represent the application.

Woulfe stated they will be outsourcing a person to operate food sales inside, they will set up a kitchen and sell quick turn food for pick up.

Mears inquired if there would be any interior changes.

Woulfe stated some shelving would be removed to allow for a few interior seats.

Mears inquired if they would have a drive through area.

Woulfe stated no.

Kramlinger inquired about the cooking facility area.

Woulfe stated they would be cooking inside the facility, there is an existing good and gas line hook up. The rest of the equipment is not currently installed.

Mears clarified the gas station would also be operating here too. That use had been granted a Special Exception from the Zoning Board recently.

Woulfe stated yes.

Mears opened the public hearing at 10:36 AM.

Gretchen Young, of the City of Dover: stated the City of Dover is taking steps to ensure further contamination of their aquifers. She stated this site is located near the Willand Pond aquifer utilized by the City of Dover. She requested that they ensure the applicant has a cover over the gas fueling area, and proper catch berms and rims to ensure no leaking. She noted this site would be added to their list for well development inspections.

There was a brief conversation about the 3-year cycle of inspections Dover completes.

Mears closed public comment. Opened for Board questions.

Bobinsky noted the City has a winter pavement moratorium that runs from November 15 to April 15, that is something they should be aware of if they are intending to do any connections within the City right of way. He stated the applicant will need to apply for a new water/sewer connection permit with the new use information.

Metivier noted there was a restaurant there at one point.

Woulfe stated the interior is set up for quick food and coffee with existing grease traps.

Bobinsky stated with the oil and grease traps, is there also a maintenance plan.
Woulfe stated yes and a triple sink and would be compliant with the grease traps.

Bobinsky stated he would like to see the applicants gas management program covering monitoring and leak detection.

Woulfe stated that everything will be required to be certified and inspected prior to operation and could provide that report.

Kramlinger stated he is not too concerned about the overall site, will want to see specifics for the interior layout of kitchen, heat generating devices, seating plan for egress paths, exit lighting and fire extinguishers.

Woulfe stated the interior layout would be remaining pretty similar to the existing.

Mears noted that layout could be provided with the building permit process.

Metivier verified the State does inspections of the tanks to re-commission those prior to fuel sales.

Woulfe stated yes.

Metivier stated any signage changes would require a sign permit prior to install. For interior renovations and changes that would be addressed with the Building Permit and the site is overall not changing in footprint or layout. He noted the dumpster enclosure should be brought up to par and consistent with the Ordinance to be screened from public view. Noted there is a lot of foot traffic in that area and to be aware there could be some that try to use it that are not his tenants.

Mears stated the parking should be re-stripped and any changes of lighting will need to comply with the regulations to be down lit and shielded. Inquired of there were any existing catch basins on site, noted that there is a requirement of yearly maintenance reports of the stormwater and catch basins to be submitted to the City by January 1 to ensure they are maintained.

Bobinsky noted that the maintenance of those catch basins is important when it comes to the MS4 reporting and comments as noted during the public hearing from the City of Dover.

MOTION: Metivier stated, I move that the request of Getty NH Sites, Inc. for minor site plan to have a fast food restaurant at 463 High Street be APPROVED WITH THE FOLLOWING CONDITIONS:

1. The gas tanks and pumps be inspected and commissioned for use by the appropriate State agencies;
2. Dumpster enclosure shall be compliant with City of Somersworth Chapter 11A Dumpsters;

3. The applicant shall apply for a new Water and Sewer Connection Permit; The applicant will be required to pay standard water and sewer connection fees assessed on new properties connecting to the water and sewer system. Water fees will be based on the size of water meter needed and the sewer connection fees will be based on estimate of water used and equivalent number of bedrooms. This shall be completed prior to the issuance of the CO;
4. A sign permit approval is required for the installation/refacing of new signs;
5. A diagram of the interior floor plan will be required to be submitted by the applicant with the building permit showing cooking devices, fire suppression hood, fire extinguishers, seating locations, exit lighting egress paths and other relevant fire and life safety items;
6. A copy of the completed Stormwater Inspection & Maintenance Log shall be provided to the Development Services Department annually on or before January 1st. This requirement shall be an ongoing condition of approval; and
7. All lighting shall be down lit and shielded.
8. Provide a copy of the gas management program specifically addressing monitoring and leak detection for the gas tanks.

The MOTION is SECONDED by Bobinsky.

Discussion: There was a brief discussion of including all the comments brought up by the Board as conditions of approval, in addition to Metivier's condition for the tanks and pumps to be inspected by the State agencies. This included repair of the dumpster enclosure, water/sewer connection permit, sign permit, diagram of the interior floor plan and life safety features, yearly stormwater reports, lighting to be down lit and shielded.

Metivier and Bobinsky were accepting of the modification of the motion.

The MOTION CARRIES 4-0.

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

MOTION: Mears MOTION to ADJOURN at 10:55 AM.

The MOTION is SECONDED by Metivier.

The MOTION CARRIES by a 4-0 roll call vote.

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