

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
January 5, 2022

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Amber Hall City Engineer
(Representative of Public Works) Mike Hoage- Water Division Rep., Paul
Robidas, Tim McLin, Tim Metivier

Excused Members: Michael Bobinsky

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:35 AM.

Note: Amber Hall, City Engineer was in attendance as a representative of the Public Works and Utilities Department.

1. Approval of the minutes:

Kramlinger MOTION to approve minutes of December 8, 2021

The MOTION is SECONDED by Metivier MOTION CARRIES by 4-0-3 (Hall, Robidas & Hoage abstained).

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **Emanuel Engineering, Inc. on behalf of Joaquin German, is seeking site plan approval for a 4-unit apartment building and infrastructure on a property located at 247 Main Street, in the Business (B) District, Assessor's Map 09 Lot 228, SITE#15-2021**

Bruce Scamman & Zach Thomas of Emanuel Engineering was in attendance to represent the application. **Joaquin German** was also in attendance.

Scamman reviewed the changes to the plans based on the comments received from the first SRTC review. The parking spaces have been delineated for the lot and noted that there are three spaces within the carport area. There are no easements known for this lot and all variances are noted on the plan. A detail for the retaining wall has been added.

Mears inquired if the retaining wall would be over 4' in height.

Scamman stated not exposed. Landscaping details have been added, including shrubs in the front of the lot and rear of the lot that will assist in stabilizing the sloped area. Third Party Review of the drainage has started and received comments back, they have responded to those as well and waiting for the second response from Horsley Witten. The stormwater maintenance plan has been submitted. He reviewed waivers being requested for the lighting plan since there is minimal lighting on site and can add a note to the plan that the lighting will all be down lit and shielded. Noted the parks and recreation requirement was difficult to address due to the size of the lot and therefore are seeking a waiver.

Robidas noted that the Board may consider an offsite improvement instead of adding a parks and recreation feature to the site, something for the applicant to consider and be prepared for the possible discussion.

Scamman stated they are seeking a waiver from the school availability study as well, this is a 4 unit with each unit having two bedrooms. Stated the bicycle storage is within the carport area.

Mears asked for more information on how the storage area would be designed.

Scamman stated they could provide a specific area in the car port or suggested a storage area under the stairs. He stated for the architectural design they do not have the most recent drawing the architect is still working on those, but there will be a new door added to the Main St side of the building and re-layout the windows.

Mears stated color renderings should be provided, the Board will want to see those and does not want that to be a reason to hold up the application.

Robidas stated as well that the Planning Board would want to see color architectural plans.

Scamman stated with the new front door they can use the drip edge area as a connector walkway around the house. Explained the retaining wall purpose is to cover the concrete of the building noted there is not a full basement on site and there is ledge in the middle of the lot wanted to reduce the amount of blasting required on site.

Mears inquired the width of the drip edge.

Scamman stated about 4-5' it varies. He stated a fence has been added to protect the abutting neighbor from the shine of lights of cars in the parking lot. He stated they have worked with Public Works and proposing to remove the sidewalk along their property edge of Summer St, this sidewalk is not a good width and there is existing sidewalk on the alternate side of Summer. The area will be replaced with grass. He stated the driveway access is 12' wide. Noted that Summer St. is a one way street and with only 4 residential units feel the single wide egress is appropriate. He noted trash facilities will be inside the carport area and the site can be serviced by City services (blue bags). Noted the car port area is an open area and has been updated on the pavement moratoriums.

Hall stated the Public works Director had some additional comments reviewed those comments:

- Bicycle ; Response is not clear, is bike rack needed or just to satisfy that bike storage will be available in the proposed parking garage?
- Many responses include the reference to Somersworth as a "Town" not a City. Should be corrected in final documents/responses before submission to the Planning Board.
- Regarding the Inspection and Maintenance Plan, good to know about the change in how snow storage is to be handled and plans are no longer to use gravel over the bio retention swales to accommodate snow storage. Suggest that the owner/developer make clear the expectations to plow contractors that storage is not allowed and will need to be removed off site if and when storms dictate high snow volume.
- Suggest PW Utilities staff further review the engineer's comment regarding the installation of the sanitary sewer main in Summer Street. Engineer continues to

advocate for an angle installation to connect the new sewer line to the sewer main in Summer Street. Staff requested that the sewer line from the new property be installed as a straight line to the sewer main in the street.

- Developer is seeking a waiver of the Test Pit requirement for this development. Unless developer is well informed about soil conditions, there is a risk to the developer about the impacts of discovered ledge etc.
- Suggest further review of Engineers response to HW storm drainage report related to item xiv dealing with roof run off and treatment. Engineer is stating he does not feel roof run off additional treatment is necessary as this property is consider a residential property and not a commercial property. States that the design is per NH DES Standards for protecting water quality standards. This may be correct but suggest a review.
- Remind applicant that the Inspection and Maintenance Report is an annual submission to the Planning Department.

Scamman stated they plan to remove snow from the site for larger storm evens. They worked with DES and have installed an underdrain.

Hoage stated there is an existing 3" that is likely not sufficient and would need to be abandoned, there is 97psi of water pressure so a PRV would be required.

Scamman reviewed updated utilities plan.

Hall stated the sewer service connection should be designed wye'd to the main and not tee'd. The location of the clean out is acceptable.

Scamman stated they need to still label the water shut off valve on the plan. He noted they added the distance between buildings for existing abutter and proposed for this lot. Stated they are aware a FPE is required, clarified that would be for the building permit plans. Stated they intend to make electricity connection with an existing pole that will cross the driveway, wanted to clarify the height requirements from Fire.

Kramlinger stated yes, FPE at building permit time and for the wires to be as high as possible to allow fire apparatus egress. Inquired if the driveway could be made 1-3' wider or eliminate curbing.

Scamman stated during the turning radius calculations the software showed that the fire truck would clip the corner but the area is not curbed, concern of resident cars bottoming out but could add 18" of crushed stone on each side of the driveway entrance.

Metivier inquired if they would be arching or sleeving the water/sewer lines that will go under the retaining wall and foundation. He noted the pipes will need to be inspected prior to backfill and all lines would need to be sleeved.

Scamman stated typically a larger diameter pipe.

Mears stated additional waivers are going to be required, one of those being from the requirement for underground utilities. She will verify if having the bikes in a closet area under the stairs would meet the regulation. Please show some landscaping with the architectural plans along with the retaining wall.

Metivier inquired if this site would be serviced by natural gas.
Scamman stated no mini-splits.

Metivier noted that the silt fence located on the plan has a symbol but that symbol is not in the legend.

Discussion of next steps for the application which is scheduled on the January 19th Planning Board agenda.

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

Mears thanked City Manager Belmore for filling in for her at the last meeting. Noted that the Board received copies of the 2022 meeting schedule, please note that the Minor Site Plan meeting has been moved back to the regular 10:30 SRTC meetings, this will be held during the first Wednesday of the month meeting.

MOTION: Metivier MOTION to ADJOURN at 11:27 AM.
The MOTION is SECONDED by Robidas.
The MOTION CARRIES 6-0.

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