

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
January 12, 2022**

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Amber Hall City Engineer
(Representative of Public Works) Mike Hoage- Water Division Rep., Paul
Robidas, Tim McLin
Excused Members: Michael Bobinsky, Tim Metivier
STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:34 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 January 5, 2022

The MOTION is SECONDED by McLin MOTION CARRIES by 5-0.

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **A3H Holdings LLC, is seeking site plan approval for a Motor Vehicle Service (drive thru car wash building) and associated infrastructure on a property located at 436 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 38 Lot 1A, SITE#01-2022**

Nolan Robbins of Sitelines and **Jon Young** of A3H Holdings LLC were in attendance to represent the application.

Young stated the proposal is a for a tunnel car wash. There will be a two-way egress and exit only egress as well that will be right turn only. The car wash will have three lanes that access auto pay stations. He noted they attempted to work with Walmart for a drive access but this did not come to fruition. He stated there will not be public access to the building but there will be restrooms that will be accessible to the public. He stated the site would be staffed with 2-4 people with operations running between 8 am to 7 PM or 8 PM depending on the time of the year.

Hoage stated he understands the applicant has had discussions with the Utility Clerk regarding sewer impacts. There is a 6" fire service and there is an existing ¾ that will need to be abandoned. New water/sewer application will be required prior to building permits.

Young stated he was under the impression that fire suppression would not be required in the building.

Hoage stated that would be a discussion to have with the Fire Department.

Kramlinger stated fire safety is handled through local and State. He explained the building permit plans will be required to be stamped and by a NH certified Fire Protection Engineer to ensure compliance with all fire and life safety requirements. Requested the applicant

provide orientation training before opening with all four of the Fire Department's shifts to train on the machinery and controls (lock-out/tag-out) in the event of an entanglement.

McLin clarified there is a right turn only egress on the north side but the south side egress can turn left. Also that the access from Walmart was not successful.

Young stated Walmart was unwilling to provide an easement.

McLin stated if they are open 24 hrs. would recommend there be surveillance.

Young stated they would have 8-7 or 8 PM hours. But would have onsite surveillance system.

Kramlinger inquired on the water consumption for this operation, as it would impact fire flow.

Young stated they provided a spreadsheet to the Water Division. Explained most of the water is reclaimed and recycled, with little fresh water.

Kramlinger stated he would like to see that information, not concerned about water for the site but more so how it impacts water availability for the surrounding uses. Reviewed on site traffic. Requested to see site accessibility for a ladder truck. Inquired if there are overhead obstructions.

Young stated there would possibly be canopy's over the pay stations.

Hall explained the Public Works Director was unable to attend the meeting and she was in attendance in his place. He provided comments that she will share. Noted the plans reference Maine in various places, that would need to be updated to the respective City of Somersworth, NHDES or NHDOT in applicable places. A traffic circulation plan would be helpful for Public Works as well, inquired if the cars would be completely dry when leaving the site. Inquired where snow storage was planned to be and that it needs to be labeled on the plan.

Young noted the location of the snow storage areas. They intend to heat the end of the parking lot to ensure there is not an ice problem as there would be some excess water on cars.

Hall stated the City plows the sidewalk so ensure that no snow is put there. Granite curbing is required per site plan regulations. All trenches in the City ROW will require a permit, 1 permit per trench and this would be further discussed during pre-construction meetings.

Mears stated the stormwater/drainage will be reviewed by the City's third-party engineer Horsley Witten. The Public Works Director has also requested that the oil and grit separator be reviewed.

Hall noted that annual inspection reports are required to be submitted. Please ensure that the trees proposed are compliant with Chapter 33 City of Somersworth Tree Ordinance. There are trees being shown in the City ROW and those should be moved back onto private property. Please provide the information regarding to the water usage. Clarified information shown on the utility plan regarding catch basins. Please show the exterior door locations. Inquired if the oil and grit separator is a closed manhole because the symbol indicates open grate.

Young stated yes closed.

Hall asked for more information on the vacuum canopy's location and impact with foundations.

Young stated they are located at the parking stations, on a footing and would not impact subsurface.

Hall stated the Wastewater Division will be looking for chemicals used and stored on site for review as part of the pre-treatment program.

Kramlinger added he would like to see that information as well in regards to chemicals.

Hall inquired where the outlets for the perimeter underdrains that are shown on the plan.

Robbins stated drip edge outlet to catch basins.

Mears stated the Code Enforcement Officer was unable to attend the meeting, submitted the following comments:

- The plan shows and identifies a "Proposed Fence (Typ)" however that symbol isn't in the legend nor can I find a description of what that typical fence is. C3 bottom right of the site
- What are the decibel levels of the vacuum stations? Will they be available 24/7?
- Should a bike rack waiver be requested? Unless a customer may want to park their bike to dry after running through the car wash?
- Is the stone a faux stone? It's not EIFS is it?
- Applicant should be required to remove the abandoned traffic light bases, left over from the ambulance use, including the other side of the road.
- No roof top mechanical units?
- If natural gas is the fuel desired, is the location on the plan?

Young stated the vacuums would be available during business hours, the stone is a veneer and there is no EIFS, no rooftop units and the bathrooms would be locked after hours.

Mears stated the plans have been sent to HW to establish a contract for review, will follow up with the applicant once that amount has been received. Noted there could be discussion of replacing the sidewalk along the frontage of this site with the Planning Board depending on the condition of the sidewalk. The landscape and architecture plans need to be stamped by an architect in their field. There were no waivers submitted, when submitting those need to be on the City forms. Monuments shall be set prior to building permits. Inquired if there are tip downs for the sidewalks, note those must be ADA compliant. Please provide a detail for the pay stations noting size. Update the parking calculations and show on the plan. The landscaping plan needs to be updated to add more to be compliant or waiver request. The lighting plan provided shows that the illuminations are greater than what is allowed leaving the property that will need to be addressed. Please provide the square footage of the building and a detail of the fence being proposed. Inquired the overhang of the pay station awning.

Young stated the height is 7.6' but may not be using the canopy's due to being constructed of fabric and the ability for snow loads.

Mears stated a traffic memo needs to be submitted, or full traffic study depending on their anticipated traffic counts.

Young stated at a previous meeting there had been discussion of altering the right turn lane that goes into Midway Park to be right/left hand turns.

Hall stated she could relay this for discussion to the Public Works Director. Noted there may be requirement for review by the Traffic Safety Committee.

Kramlinger stated for the turn radius they would want to ensure access by fire apparatus coming from either direction of High St.

Mears inquired if there would be irrigation, new utility poles, if all utilities are underground and if the dumpster would be screened.

Young stated no irrigation, no new poles, utilities would be underground, dumpster will be screened.

Hall asked for more information on the transformer.

Young stated they will try to pole mount and come underground but would be up to the power company.

Brief discussion of next steps.

4. Any other new business that may come before the Committee. – None.

MOTION: Kramlinger MOTION to ADJOURN at 11:19 AM.

The MOTION is SECONDED by McLin.

The MOTION CARRIES 5-0.

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