

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
FEBRUARY 3, 2016**

MEMBERS PRESENT: David Sharples, 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 January 6, 2016.

Motion: Hoyle moved to accept the minutes of the meeting of January 6, 2016.

Seconded by McLin with the amendment to page two. Motion carried unanimously.

2) OLD BUSINESS

A) Any 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.

No one was present to represent the application.

Motion: Hoyle moved that the request of Sunoco Co., on behalf of Walmart R E Business Trust be **TABLED** until the March 2, 2016 SRTC meeting.

Seconded by Robidas. Motion carried unanimously.

B) 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 his firm was involved with the redevelopment of the movie theater in Tri City Plaza and now they are looking to redevelop the outparcel. Showed it on the plans stated that they are proposing a 2600 square foot Dairy Queen. Stated that it will be a sharp looking building with stone and earthly appearance. Stated that they will be increasing the green space and that it will be an improvement from what is there today.

Robidas asked if there will be any outside seating.

Osterhoudt stated that there will be outside seating on the north side of the building. Stated that there will be patio space with green area around it.

Robidas asked if there will be any fencing.

Jeff Benevides with Amaral Revite represented the applicant and addressed the Committee. Stated that there will be a black aluminum rail system around the patio. Stated that it will be a three foot high picket design.

Robidas stated that if the bottom of the fence is open then it allows for trash to blow around.

Benevides stated that there will be landscaping around the perimeter and stated that they could lower the fence.

Robidas stated that he doesn't think that the landscaping will catch all the blowing trash and that he is worried about it being everywhere.

Sharples asked that they provide something that will catch blowing trash and to show it on the plans.

Metivier stated that any rooftop mechanical equipment needs to be screened from view.

Benevides stated that the equipment is centrally located on the roof and there will be a three foot high parapet.

Metivier stated that he is concerned with the proposed location of the dumpster being so close to High Street because sometimes the enclosures can be left open and he may get a lot of complaints. Suggested putting it behind the building or somewhere where there is better screening.

Osterhoudt stated that there will be more green space than there is now that will help screen it from High Street.

Sharples stated that he doesn't really see another good spot for it.

Metivier asked if it would fit to the right side of the drive up area.

Osterhoudt stated that it may be too close to the drive up window and showed another location on the plan that may work.

Sharples stated that it may be the only other place it could go.

Robidas stated that it is not a good idea to put it closer to the drive up.

Sharples asked if there will be a picnic table area.

Osterhoudt stated that there will be some dedicated green space.

Hoyle stated that there is a fire hydrant to the front of the facility that he is okay with.

Bobinsky stated that he appreciates the focus on the green space and the landscaping and stated that this will be a big improvement to the property. Stated that there will be less of an impact on stormwater. Stated that annual reports for the entire site will still need to be submitted.

Osterhoudt stated that was a condition of approval from the Staples proposal and that he assumes it will be the same for this one.

Bobinsky stated that he will follow up with the applicant regarding utilities and review further the placement of the water line. Stated that the parking will be reduced by ten spaces and asked if this affects the overall site plan.

Osterhoudt stated that the site is over-parked so there is no restriction.

Bobinsky inquired about the oil and grease separation.

Benevides stated that there will be a 1500 gall grease trap.

McGlynn stated that there are several water lines on the property and that he feels they could have an effect on the proposal. Stated that there is an eight inch line that runs underneath where the proposed dining room will be and that needs to be addressed.

Osterhoudt stated that they need to do more utility mapping to address that.

Sharples stated that drainage isn't shown on the plans.

Osterhoudt stated that all storm events are accommodated on the existing site but they will show that on the plans.

Sharples asked if there will be any connection to the drainage on High Street.

Osterhoudt stated that he is not sure yet.

Sharples stated that he likes that they are proposing to remove the right turn in directly after entering the site from High Street. Stated that there could be distance issues coming out of the drive up and asked that they look into that. Stated that all lighting has to be shown on the plans.

Osterhoudt stated that it will be shown but that there won't be a lot of area lighting because there is already a lot there. Stated that there may be some smaller scale lighting around the patio area.

Sharples stated that all utilities need to be underground.

Osterhoudt stated that it will all be underground.

Sharples stated that the elevations show a fiber cement board and they also mention the use of metal.

Benevides stated that it will primarily be fiber cement but there will be panels with a satin finish.

Sharples stated that the thing that stands out the most for him is the parking. Stated that they have 55 parking spaces and the regulations only require 26.

Osterhoudt stated that there was a discrepancy between the City's regulations and the restaurant's needs. Stated that the restaurant wants 46 parking spaces.

Sharples stated that he sees the opportunity to reduce the parking spaces at the front of the site. Stated that he doesn't see this use needing this much parking.

Osterhoudt stated that they have a cushion on the parking so maybe they can get rid of some but not all of them.

Sharples suggested using the pedestrian access as a center piece and building off of that.

Robidas stated that he thinks it would soften the appearance of the building and that the whole plaza would soften up with more green space there.

Sharples stated that he has never seen those parking spaces used.

Bobinsky stated that the snow plow driver dumps the snow from this property onto the City sidewalk and they can't do that.

Sharples stated that he likes the pedestrian connection and thanked them for putting in the bike rack. Stated that removing the right turn once you enter the property will help make the site work better. Asked if there will be a menu board.

Osterhoudt showed the menu board on the plans.

Sharples stated that there are residences adjacent to this and he wants to be careful of the lights from the menu board.

Metivier referred to the appearance standards of the Site Plan Review Regulations and stated that he doesn't see any New England style architecture with this proposal.

Benevides stated that the restaurant doesn't have that kind of prototype and that this is all they offer for a design. Stated that he will discuss that with them.

Sharples suggested that the proposal may need to be reviewed by the City's third party engineers, DuBois & King and that he will let the applicant know. Stated that they wouldn't need to review the drainage but possibly the utilities and traffic. Informed the applicant that a short traffic analysis needs to be submitted.

Osterhoudt stated that he will submit that.

Robidas stated that as a member of the Planning Board, New England style architecture will be brought up.

Sharples suggested that they be prepared with other design options. Stated that a lot still needs to be submitted, like landscaping and utilities and asked the Committee if the proposal should come back before them at the next meeting. Stated that he can't say they have everything they need to move forward to the Planning Board.

Robidas stated that the applicant should come back before the Committee. General agreement from the SRTC.

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

None.

Motion: Robidas moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 11:13 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee