

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
April 13, 2022

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Mike Hoage- Water Division Rep., Tim McLin, Michael Bobinsky, Capt. John Sunderland
Excused Members: Paul Robidas
STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:31 AM.

Mears introduced the new representative from Police Department, John Sunderland.

1. Approval of the minutes:

Bobinsky MOTION to approve minutes of April 6, 2021

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. **SOS Realty – LF Clarizio, is seeking a site plan amendment to construct two additions to an existing dental office on a property located at 504 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 40 Lot 08, SITE#06-2022**

James Gibbons from AG Architects was in attendance to represent the application.

Gibbons explained the request is to construct two additions for the purpose of new sanitary specific areas and ADA ramp and bathroom.

Mears noted this application received variance approval to allow for the building additions to be within the setbacks. Asked for more information on the proposed additions and materials.

Gibbons stated the additions will total in about 300 SF. They will be using matching materials to the existing siding and windows.

Mears asked if new lighting was being proposed.

Gibbons stated only under the entrance canopy. There may be some bollard lighting for night site lighting. No extra than what is existing.

Mears stated a note on the plan will need to be added stating that all lighting shall be down lit and shielded. Mentioned a waiver would likely be required from the requirement to provide a photometrics plan with a new additional bollard lighting.

Bobinsky stated the applicant should work with the Utility Clerk to see if this expansion requires any fees for water/sewer connection. Asked for more information on the landscape waiver request. Gibbons stated where the additions are proposed they would not be impacting existing landscaping as they would be put on already improved surfaces.

Bobinsky inquired if there would be any trenching or utility expansion required.
Gibbons stated only onsite, does not anticipate getting into parking lot.

Hoage stated the updated water/sewer connection permit has been mentioned. If there are not updates for utilities has no comment.
Gibbons noted they would use existing plumbing for the relocation of the bathroom.

Kramlinger stated since there would be CO inspection for this site, the applicant should ensure that the fire detection and alerting system is compliant with current codes. They would be looking for the required exit lighting and ensure that the fire detection is up to code.

Mears stated the additions are being located on existing impervious surface and not adding any more pavement. Does not believe this requires a third-party review. If the applicant can provide revisions for the end of April, they would be able to schedule this for the May Planning Board meeting.

McLin and Sutherland stated no comment.

Bobinsky inquired what the need was for the additional space.
Gibbons stated it was for operational needs to expand the sterilization area as well as the benefit for the clients by adding the ADA aspects.

Kramlinger stated if the applicant puts together a plan that shows the smokes, exits and other fire safety aspect and provides it to the Fire Department they can conduct a courtesy review prior to CO.

- b. Geoffrey Aleva PE on behalf of Norman & Michele Briere, is seeking site plan approval to construct a 3,000 SF building addition with associate parking and drainage improvements on a property located at 3 Rescue Lane, in the Industrial (I) District, Assessor's Map 58 Lot 6E, SITE#07-2022**

Geoff Aleva of Civil Consultants was in attendance to represent the application.

Aleva stated the steel fabrication business located at 3 Rescue Lane currently works a combination of inside the existing building and in the yard. They have been in business at this site since 1997. He stated they are seeking to construct a 3,000 SF single story steel building with metal siding addition to be able to work on the larger pieces of structural steel. This site is located in the industrial district. The applicant is working with Unifit to connect this site to natural gas. He stated they are currently on a private septic but looking to connect to City Sewer. He stated the proposed addition would have 1 new bathroom. There is existing 6-8 employees with only half being on site typically the rest out on the job sites. Currently material is being stored outdoors and this would allow them to put material inside the building and have a fenced storage area. He stated they would also be renovating the face of the building for exterior improvements. Reviewed the stormwater plan and waivers being requested.

Hoage stated there is a private 6" main and did not note any proposed change in those utilities. Applicant will need to apply for an updated water/sewer application. If the water line is exposed there will be required for a trench inspection.

Aleva stated there are no proposed change for water it will only be an internal connection.

Bobinsky noted that Interstate Drive is slated to be repaved this season and then will be under a 3-year moratorium.

Aleva noted they are working with Unifit to add the gas line connection prior to the re-paving.

Bobinsky stated when they have a better time frame of when they will be paving, he will let them know. Asked for more information on the waiver for stormwater.

Aleva explained that there is a section of the regulation that only allows for half of the setback to be used for stormwater provisions, asking to have more than half to be able to utilize more of the site for laydown.

Bobinsky stated he would be in favor of third party review for the stormwater and drainage report.

Aleva stated he would be submitting his drainage package soon.

Bobinsky inquired what the name of the business was.

Aleva stated Tricast Metals.

There was a brief discussion of EV Stations.

Bobinsky noted a permit is required for any trench permits within the City right of ways.

McLin and Sutherland stated no comment.

Kramlinger asked about access to the front of the building, is there anything to prevent access of fire trucks.

Aleva stated no, there is only curbing on Interstate Drive and a small amount for drainage purposes, otherwise nothing that would prevent access to the building.

Kramlinger inquired on the work that was done on site.

Aleva stated torch cutting, small press, etc.

Kramlinger stated with the welding in mind and hazardous operations inside the building he would like to see the building plans stamped by a FPE certified and licensed in NH to ensure the life safety codes are being met.

Mears requested the applicant provide color architectural plans. Inquired if there would be any light changes.

Aleva stated note really, may add some box lighting to the sides of the building.

Mears stated a photometric plan or waiver from that requirement would be required. Asked if any utility poles are being replaced.

Aleva stated no.

Mears requested the parking calculations be added on the plan and show at least one ADA space. Please also noted the snow storage locations.

Kramlinger stated he did not need to received turning radius calculations.

Mears inquired if the proposed curbing was granite.

Aleva stated yes.

There was a brief discussion regarding the traffic memo.

Kramlinger asked if the hydrant on Rescue Lane was private.

Hoage stated yes, but one also located close on Interstate Drive.

Mears noted the address needs to be displayed on the building.

- c. **Alan J. Babel & D. Lee Babel Rev. Liv. Trust, Johannes Hakim & City of Somersworth are seeking a minor subdivision to remove Nadeau St. from lots 28 and 18 to create a public right of way for properties located at 1 & 13 Nadeau Street, in the Residential/Single Family & Agriculture (R1 & A) Districts, Assessor's Map 07 Lots 28 and 18, SUB#01-2022**

Mears noted this is a City project.

Bobinsky explained the background of the project and how it came to this point. Explained the roadway has been reconstructed and now is formally being subdivided from the parcels.

Bobinsky stated the road is a 40' right of way.

Mears stated it is slated to go before the Planning Board in May.

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

MOTION: Kramlinger MOTION to ADJOURN at 11:05 AM.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES 5-0.

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