

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**May 4, 2022**

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Tim McLin, Michael Bobinsky, Jeff Gallant  
Code Enforcement, John Sutherland, Paul Robidas  
Excused Members: George Kramlinger  
STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 2:30 PM

Mears introduced the new member of the Board Jeff Gallant, Code Enforcement Officer/Building Inspector.

**1. Approval of the minutes:**

Bobinsky MOTION to approve minutes of April 13, 2022

The MOTION is SECONDED by Hoage MOTION CARRIES by 5-0-1 (Robidas abstained)

**2. OLD BUSINESS**

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

**3. NEW BUSINESS**

- a. **Northam Survey LLC on behalf of Deborah Wade is seeking a 2-lot subdivision of the property located at 181 Green Street, in the Residential Single Family (R1) District, Assessor's Map 08 Lot 86, SUB#06-2022**

**Eric Salovitch** of Northam Survey was in attendance to represent the application.

Salovitch reviewed the overall parcel and proposed lots. He stated the lots will be serviced by City water and sewer. He stated he has spoken with the Water Division who confirmed that the new lot can connect for those utilities. He stated there is a ZBA application that will be heard at the ZBA meeting later that day regarding frontage relief and setback relief for an existing shed.

Bobinsky asked for clarification on the water connection conversation.

Salovitch noted he reached out to Hoage in the Water Division to confirm that the property would be able to connect to City water.

Bobinsky noted that any trenching within the right of way would require a permit through Public Works. Noted this portion of Green Street is not under a moratorium.

Hoage stated the applicant will be required to apply for a new water/sewer application. Advised on scheduling inspections. Noted that there is an 8" main on Green Street with about 90PSI therefore a PRV is not required.

Robidas inquired if the barn is an existing structure.

Salovitch stated yes, it is styled like a barn but used as a rec room. He stated they are proposing to construct a new home attached to that existing barn structure. Noted that they have completed the wetlands delineation, the plan provided was an approximate.

Mears stated due to the change in the ordinance if there is impact within 150' of the wetlands it requires a conditional use permit. Noted that there should be a note added to the plan that all utilities shall be underground.

Robidas inquired about the application timeline with the variance application.

There was a brief discussion of the application submittals.

Bobinsky requested that note 4 be updated to reflect "City of Somersworth"

**b. Citizens Bank is seeking a site plan amendment for a 1,395 SF addition to existing bank for a property located at 56 Tri City Plaza, in the Residential/Commercial (RC) District, Assessor's Map 40 Lot 05, SITE#05-2022**

**Jason Hill** of TFMoran Inc. and **Joel Felix** of Bisbano Architects were in attendance to represent the application.

Hill stated he revised the plans based off comments received at the last meeting.

Felix reviewed the architectural plans. Stated the addition will match the existing materials used on the building. The typical Citizen's branding will be used with the Citizen's green, a metal band and most of the building will be painted split concrete and fiber cement board along with the addition of some store fronts as well.

Hill explained the landscaping being proposed. There will be a net reduction of 8 parking spaces in the overall Plaza.

Sutherland inquired if the proposed landscaping would be close to the night deposit box.

Felix stated there is currently a drive-up window and no night deposit box.

Sutherland stated if there is no night deposit box the concern is not applicable.

Gallant noted there is a 4" and 6" roof drain shown, inquired where that is going and if it is existing. Felix stated they are proposing to redo the existing roof and drain down that would then discharge at ground level.

Hill stated the discharge location was at the landscaped area. Existing condition is paved area now and it flows to storm drains. Reviewed the drainage improvements designed for the flow of that run off. Anticipates some infiltration would take place at the landscaping and would match current conditions.

Bobinsky noted that in regards to the previous discussion of extending the sidewalk extension for access to High Street it appears the applicant is not interested in moving forward with that.

Hill stated it was more to do with the landowner, the decision-making process is slow and does not fit in with the timing of the proposed construction schedule.

There was a brief discussion regarding the sidewalk connection.

Robidas noted that though it is not a requirement based on the regulations or code, if the Planning Board feels it is a safety concern, they could require it. Though noted there is not a lot of foot traffic that goes to the bank.

Mears noted one of the waiver requests may need to be updated. She advised the applicant should update the landscaping to be consistent with the native list provided by the City of Somersworth, suggested providing a memo of those revisions for the Planning Board packet. Advised that the applicant may be required to seek a variance for the amount of signage and the applicant should be aware of that. Please add a note that the lighting shall be down lit and shielded. Acknowledged that the RTU's are screened and requested a detail be provided for that. Requested that the applicant provide trip count information to supply to the Board with the traffic study waiver this would give them more information to potentially support the waiver.

There was brief discussion of the existing striping and that they are not proposing to re-stripe.

Robidas inquired if this would be the primary Citizens' bank in Somersworth.  
Hill stated that was not information he knew.

Bobinsky stated he will have the City Engineer review the site for ADA compliance.

**c. Keep It Simple House NH, LLC c/o Bruton & Berube, PLLC is seeking a minor site plan for a boarding house at a property located at 187-191 High Street in the Residential Duplex (R2) District, Assessor's Map 15 Lot 55, SITE#08-2022**

**Josh Lanzetta** of Bruton and Berube, PLLC and **Kevin Assad** of Keep it Simple House NH was in attendance to represent the application.

Lanzetta reviewed the overall area of the site and surrounding properties. He stated there are sidewalks located across the street. Going through site plan review based on the recommendation from the Zoning Board and have submitted a waiver from the requirement to complete fully engineered plans. He stated they were granted a Special Exception to allow the boarding house use which would also function as a sober living home. Currently the property is a 3 unit. The boarding house would have a maximum of 14 tenants which is no more than what would be with the multi-family use currently. He stated they are not proposing to modify anything outside of the current footprint of the existing structure but may do some interior updates. Noted it is a residential use and not commercial.

Bobinsky stated he understands the waiver request from engineered plans but inquired about the potential for required new utilities to service the property.

Lanzetta stated as far as they know they would not need to add any utilities or change anything for the water/sewer. May need a plumbing permit for modifications to an existing bathroom. He noted they may be getting a Fire Protection Engineer into the team for review of the building.

Bobinsky asked the applicant to expand on the traffic.

Lanzetta stated that the residents may have a car but for the most part do not have onsite vehicles for those residents living in the boarding house. The residents would utilize car-pooling or a pickup/drop-off service. Does not anticipate cars being parked on site. but can make the parking area larger if required. There are an existing 8-10 spaces in a dirt parking lot, unsure if they intend to pave the parking lot. This facility is to support their other treatment facilities and programs.

Bobinsky noted the Planning Board may have more questions about traffic impact and advised the applicant to address that before hand in a memo or report to explain that part of the operations. Noted a new sewer/water application is required to be filed since this is a change in use.

Mears stated she is struggling on what the Board will say regarding this application and no plan set. Inquired if the applicant could provide some level of a plan that shows the existing conditions mapped out. This would be helpful for staff in the future should there be question of any compliance issues. Noted that if the applicant intends to pave in the future, it would potentially require further site plan approval.

Mears inquired if there were going to be any exterior changes including new lighting.

Lanzetta stated no and there would be no signage at the site either.

Gallant clarified the existing kitchens would remain.

Lanzetta stated yes. They would potentially improve the flooring.

There was a brief discussion regarding trash removal.

Bobinsky stated he expected this site still qualify for the blue bag trash pick up program but could clarify.

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

None.

MOTION: Robidas MOTION to ADJOURN at 3:26PM.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES 6-0.

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