

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**June 9, 2022**

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Michael Bobinsky, John Sunderland, George Kramlinger, Jeff Gallant Code Enforcement, Paul Robidas

Excused Members:

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 1:00 PM

**1. Approval of the minutes:**

Robidas MOTION to approve minutes of May 4 & 11.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES 7-0.

**2. OLD BUSINESS**

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

**3. NEW BUSINESS**

- a. **Jake Rafferty is seeking site plan approval for a natural gas pipeline facility on a property located on Maple Street, in the ~~Residential Single Family (R1)~~ Recreation (REC) District, Assessor's Map 34 Lot 8A, SITE#10-2022**

**Jake Rafferty and Matt Pelletier** were in attendance to represent the application.

Mears noted that the notice states this is in the R1 District, but it is actually located in the Recreational District.

Rafferty stated they are proposing to construct a district regulator station on the easement from the City at the Maple Street pit. This will facilitate three different pressure supplies, one to Rochester and two servicing Somersworth. Noted there would be a system expansion down Blackwater Road in Somersworth.

Rafferty explained under the terms of the easement they have deeded rights to access the site off Maple Street. The necessary utilities will run through that easement area.

Bobinsky inquired if the gas lines would be within the easement area or if the easement area was for site access only.

Rafferty clarified the location of the proposed mains. Noted they would re-use the high-pressure line down to Bartlett but also install a new main that will be within the access road.

Bobinsky clarified the existing main is still there.

Rafferty stated yes and active.

Bobinsky noted they would need to coordinate access to the pit during site construction.

Rafferty noted they intend to construct in summer of 2023.

Bobinsky noted they would want to see a more enhanced gate enclosure than what exists currently as there will be a higher need for security. Something that would lock and access to the gate be shared with necessary departments, such as Fire.

Rafferty stated yes, and requested spec design requirements, such as equipment that will need to pass through.

Bobinsky clarified the white flags on site depict the limits of the easement.

Rafferty stated yes.

Bobinsky noted that the easement area is close to the recent excavation materials brought on site from the Fire Station project. Stated they are working with the contractor for future deposits to make sure it does not conflict with the area. Inquired if the porta potty was going to be permanent.

Rafferty stated yes but would be only accessible from within their gated area.

Bobinsky inquired their plan for snow removal. Noted that site is a storage area for snow dumping in the winter and may need to collaborate with them.

Rafferty stated they would clear the easement area for access and store their snow within the easement. They plow all of their sites within 2-3 days of a winter event.

There was a brief discussion on the development site name.

Bobinsky inquired about the expansion plan.

Rafferty reviewed the status of the expansion. Noted they would be drilling under Route 108 and working with them on design. There will be two phases, High Street to the Fire Station and then from there to Route 108 via Blackwater Road.

There was a brief discussion regarding the work being done on W. High Street and Tates Brook.

Robidas inquired if the Bartlett Street station would be removed.

Rafferty stated his understanding is that they will demo the building but retain the site and possibly use for storage.

Gallant inquired what the building would be constructed with.

Rafferty stated pre-cast concrete.

Kramlinger stated they would need to coordinate for gate access, inquired if there would be a Knox box to access the fenced in area of the regulator station.

Pelletier stated typically no but if a necessity can discuss further.

Kramlinger inquired how it would be accessed.

Pelletier stated typically key access.

Kramlinger asked for more information on the high-pressure manifold being half in the building and half not.

Rafferty stated it is due to new regulations getting into the practice for different protections.

Kramlinger inquired if there is an alarm system and how that works.

Rafferty reviewed the internal alarm system, noted they were notified first and then they would communicate with the Fire Department.

Kramlinger inquired if there are blow out panels for the building.

Rafferty explained the NFPA code requirement for it.

There was a brief discussion regarding NFPA requirements.

Kramlinger noted he would request the applicant have a NH Certified FPE stamp the building plans to ensure that all NFPA codes are being met.

Rafferty stated there would be some temp fencing installed prior to the final fencing being installed.

Sutherland stated no comment.

Mears inquired if they submitted any drainage report.

Rafferty stated no.

Mears stated they will need to submit a waiver from that requirement and asked if there is a crushed stone detail. Mears noted there are two references about utilities and asked if they would be underground as required.

Rafferty stated underground.

Mears requested that be revised on the plan. Inquired if the easement language was submitted with the application.

Pelletier stated yes, access and other easements.

Mears asked why the guardrail was not around the entire structure.

Pelletier explained he does not anticipate anyone going to the back side.

Mears noted the Planning Board may want to have more in depth discussion regarding the architecture. She noted the next steps for the applicant.

Bobinsky inquired if the existing site once decommissioned and demoed if it would be loamed and seeded.

Rafferty noted it is an ongoing discussion, there has been some discussion of keeping the site for storage.

Robidas inquired what would be stored there, would not necessarily want to see a storage site in the residential neighborhood.

Kramlinger inquired if there would be any smell or venting.

Rafferty stated no more than what is existing with Bartlett Street.

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

None.

MOTION: Robidas MOTION to ADJOURN at 1:29 PM

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES 7-0.

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