

# SOMERSWORTH, NEW HAMPSHIRE

City of Somersworth  
One Government Way  
Somersworth, NH 03878



City Hall  
603.692.4262  
www.somersworthnh.gov

## NOTICE OF MEETING

The Somersworth Planning Board will meet on **Wednesday, April 17, 2024 at 6:30 p.m.** in the Council Chambers at City Hall, One Government Way, Somersworth, NH. The agenda is as follows:

- 1) **Approval of the minutes**
  - A) March 20, 2024 workshop meeting minutes
  - B) March 20, 2024 regular meeting minutes
- 2) **COMMITTEE REPORTS**
- 3) **OLD BUSINESS**
  - A) Any old business that may come before the Board.
- 4) **NEW BUSINESS**
  - A) **Master Plan Housing Chapter Adoption – PUBLIC HEARING**
  - B) Frank and Jeanette Vigorito are seeking an extension request of an approved plan for conditional use permit, voluntary merger and site plan approval with waivers for a commercial warehouse on a property located at 1 Enterprise Drive in the Commercial/Industrial (CI) District, Assessor's Map 48 Lot 24D, SITE#13-2020 CUP#05-2020.
  - C) Bill Dube Kia, LLC is seeking site plan approval for an automobiles sales and services facility on a property located at 220 & 222 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 61 Lots 10 & 11, SITE#02-2024. PUBLIC HEARING
  - D) Tim Wilkins is seeking a waiver from Section 12.3.b of the Site Plan Review Regulations requirement for proposed utilities to be placed underground on a property located at 18 Patriot Way (formally 187 Route 108), in the Commercial/Industrial (CI) District, Assessor's Map 44 Lot 28, SITE#01-2021. PUBLIC HEARING
  - E) Adam Johnson is seeking a site plan amendment to add two residential units to an existing 12-unit residential building on a property located at 10 Green Street in the Business (BH) District with Historic Overlay, Assessor's Map 10 Lot 172, SITE#03-2024. PUBLIC HEARING
  - F) Sierra Realty/Kenneth Scarpetti are seeking conceptual review for multi-family development located at 15 Blackwater Road in the Recreational (REC) District, Assessor's Map 22 Lot 10, SITE#12-2024.

- G)** New England Sports Hub and Event Center LLC is seeking a site plan amendment to amend Condition 4(a) for offsite exaction requirements on a property located at 165 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 63 Lot 10, SITE#04-2021.  
**PUBLIC HEARING**

**H)** Any new business that may come before the Board.

5) **WORKSHOP BUSINESS**

6) **COMMUNICATIONS AND MISCELLANEOUS**

Copies of application materials and amendment proposals are available for review by request by contacting Anna Stockman at [astockman@somersworthnh.gov](mailto:astockman@somersworthnh.gov). It is the policy of the Board not to take up any new business after 9:30 p.m. and to adjourn by 10:00. Public who are hearing impaired or require other special arrangements should contact the Planning Office at City Hall (692-9519) one-week prior to the meeting for assistance. For TDD Access: call Relay NH at 711.

Date Posted: April 5, 2024

Date Revised: April 11, 2024

Posted By: Anna Stockman, Planning Secretary

Posted At: City Hall & Library & Website: [www.somersworthnh.gov](http://www.somersworthnh.gov)