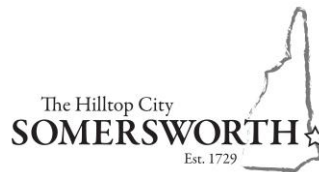


# SOMERSWORTH, NEW HAMPSHIRE

City of Somersworth  
One Government Way  
Somersworth, NH 03878



City Hall  
603.692.4262  
www.somersworth.com

## **NOTICE OF MEETING**

The Somersworth Planning Board will meet on **Wednesday, April 20, 2022 at 6:30 p.m.** in the Council Chambers at City Hall, One Government Way, One Government Way., The agenda is as follows:

- 1) **Approval of the minutes**
  - i) March 16, 2022 meeting minutes
- 2) **COMMITTEE REPORTS**
- 3) **OLD BUSINESS**
  - A) **CONTINUED:** FFF Holdings, is seeking a 4 lot Conservation Subdivision, Conditional Use Permit and Special Use Permit for a property located on Bernier Street, in the Residential Single Family and Residential Duplex (R1 & R2) Districts, Assessor's Map 36 Lot 24, SUB#11-2021 and CUP#07-2021 **PUBLIC HEARING**
  - B) **CONTINUED:** A3H Holdings LLC, is seeking site plan approval for a Motor Vehicle Service (drive thru car wash building) and associated infrastructure on a property located at 436 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 38 Lot 1A, SITE#01-2022 **PUBLIC HEARING**
  - C) Any old business that may come before the Board.
- 4) **NEW BUSINESS**
  - A) Francouer Realty Trust is seeking a lot line adjustment between two properties located at 153 and 151 Indigo Hill Road, in the Residential Duplex/A (R-2A) District, Assessor's Map 3 Lots 48 and 49, SUB#04-2022
  - B) Palmer Gas & Oil is seeking site plan and conditional use permit approval for 22,100 SF building (office, warehouse and truck service bays) and infrastructure for a property located on Gator Rock Road, in the Industrial (I) District, Assessor's Map 47 Lots 1H, 1I, 1J & 1K, SITE#03-2022 & CUP#04-2022 **PUBLIC HEARING**
  - C) Nobis Group on behalf of Summa Humma Realty-Somersworth is seeking site plan and conditional use permit for 12,000 SF automobile sales of new and used tractors, equipment and trailers with infrastructure on property located at 355 Route 108 and Enterprise Drive, in the Commercial/Industrial (CI) District, Assessor's Map 48 Lots 24A, 24G, 24I, CUP#01-2022 & SITE#02-2022 **PUBLIC HEARING**
  - D) **Site Plan Review Regulations Amendment:** to amend Section 15. Modifications to an Approved Site Plan to allow for outdoor dining areas to be added through a minor field modification. **PUBLIC HEARING**

Proud past, bright future

E) **Request for Extension:** Emanuel Engineering, Inc. on behalf of Joaquin German, of site plan approved on January 19, 2022 for a 4-unit apartment building and infrastructure on a property located at 247 Main Street, in the Business (B) District, Assessor's Map 09 Lot 228, SITE#15-2021

5) **WORKSHOP BUSINESS**

A) Proposed Fee Schedule – Changes to Site Plan and Subdivision Regulation Fees

6) **COMMUNICATIONS AND MISCELLANEOUS**

Copies of application materials and amendment proposals are available for review by request, please contact Dana Crossley at [planning@somersworth.com](mailto:planning@somersworth.com). 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, please contact the Planning Office at City Hall (692-9519) one-week prior to the meeting for assistance. TDD Access: call Relay NH at 711.

Date Posted: April 4, 2022

Revised: April 15, 2022

Posted By: Dana Crossley, Planning Secretary

Posted At: City Hall & Library & Website: [www.somersworth.com](http://www.somersworth.com) Foster's Daily Democrat