



City of Somersworth  
City Council Meeting Agenda  
City Council Chambers  
Monday, April 15, 2024  
7:00 p.m.

---

1. Roll Call of Members
2. Pledge of Allegiance
3. Recognition of Indigenous People – Our Native Ancestral Americans
  - This meeting takes place on N'Dakinna (n-DA-ki-na), which is the unceded traditional ancestral homeland of the Abenaki (a-BEN-a-ki), Pennacook and Wabanaki Peoples past and present. We acknowledge and honor with gratitude the land, waterways, living beings and the Aln8bak (Al-nuh-bak), the people who have stewarded N'dakinna throughout the generations.
4. Public Hearings
  - A. **Ordinance 13-24** – To Amend Chapter 19 Zoning Ordinance, Table of Uses, Table 4.A.5, and Adding Notes 11 through 11.4, Regarding Motor Vehicle Service-Related uses within the Residential/Commercial District
  - B. **Community Revitalization Tax Relief Incentive Program Application** (City Ordinance Chapter 31) from 200 Main Street LLC (Chinburg Properties) for the Proposed Redevelopment Project of 200 Main Street
5. Comments by Visitors
6. Consent Calendar
  - A. Approve Minutes of the City Council Meeting held on April 1, 2024
  - B. Approve Minutes of the City Council Budget Workshop held on April 6, 2024
7. Comments by City Councilors
8. Communications
9. Presentations of Petitions and Disposal Thereof by Reference or Otherwise
10. Mayor's Report
11. Report of Standing Committees
12. Report of Special Committees, City Officers and City Manager
13. Nominations, Appointments and Election
14. Lay on the Table
  - A. **Ordinance 9-24** – Fiscal Year 2024-2025 Budget

15. Unfinished Business

ORDINANCES

- A. **Ordinance 13-24** – To Amend Chapter 19 Zoning Ordinance, Table of Uses, Table 4.A.5, and Adding Notes 11 through 11.4, Regarding Motor Vehicle Service-Related uses within the Residential/Commercial District

16. New Business

OTHER

- A. A Vote to Approve the Community Revitalization Tax Relief Incentive Program Application (City Ordinance, Chapter 31) from 200 Main Street LLC (Chinburg Properties) for the Proposed Redevelopment Project of 200 Main Street
- B. A Vote to Approve the Request of 200 Main Street LLC (Chinburg Properties) to waive all City Fees associated with the 200 Main Street Redevelopment Project to include application fees, permit fees, water/sewer connection fees and impact fees and to provide City Support in obtaining grant proceeds for the removal or rebuild of the Main Street Pedestrian Bridge
- C. In accordance with NH RSA 674:41, the City Council (the local governing body), after review and comment by the Planning Board, votes to authorize the issuance of a building permit for the erection of a building at 35 Coles Pond Road which is a private road

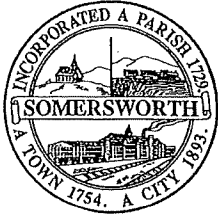
17. Comments by Visitors

18. Closing Comments by Council Members

19. Future Agenda Items

20. Nonpublic Session (as necessary, pending roll call vote by Council)

21. Adjournment



City of Somersworth – Ordinance

Ordinance No: 9-24

**FISCAL YEAR 2024-2025 BUDGET**

March 18, 2024

THE CITY OF SOMERSWORTH ORDAINS THAT BUDGETS FOR THE CITY OF SOMERSWORTH FOR THE 2024-2025 FISCAL YEAR SHALL BE:

**DEPARTMENT**

**GENERAL FUND**

Elected Leadership	\$230,220
City Management	614,050
Finance and Administration	1,919,546
Development Services	1,082,786
Police	5,180,374
Fire	2,838,771
Public Works	3,572,794
Other Expenses	1,391,000
Capital Outlay	45,000
Intergovt Assessments - County	3,169,922
School Department	31,319,747

**TOTAL GENERAL FUND**

**51,364,210**

**ENTERPRISE FUNDS**

Wastewater Department	3,619,635
Water Department	2,873,558
Solid Waste	676,169

**TOTAL ENTERPRISE FUNDS**

**7,169,362**

**SPECIAL REVENUE FUND**

Cable Fund	69,513
------------	--------

**TOTAL FY 2024-2025 APPROPRIATION**

**\$58,603,085**

This Ordinance shall take effect upon its passage.

<b>Authorization</b>	
<i>Sponsored by Request:</i> Councilor David A. Witham	<i>Approved:</i> City Attorney

City of Somersworth – Ordinance 9-24

<b>History</b>			
First Read Date:	3/18/2024	Tabled:	3/18/2024
Public Hearing:	3/18/2024	Removed From Table:	
Second Read:			

**Discussion**

3/18/2024

*Councilor Witham made a motion to suspend Council Rules to allow for a first reading of Ordinance 9-24 by title only. The motion was seconded by Councilor Gibson and passed 9-0 by voice vote.*

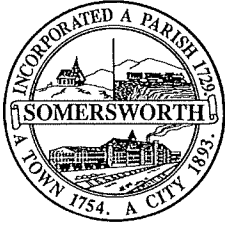
*Clerk LaPanne performed a first reading of Ordinance 9-24 by title only.*

*Councilor Witham made a motion to suspend Council Rules to allow for a second reading of Ordinance 9-24. The motion was seconded by Councilor Paradis-Catanzaro and passed 9-0 by voice vote.*

*Clerk LaPanne performed a second reading of Ordinance 9-24.*

*Councilor Witham made a motion to table Ordinance 9-24. The motion was seconded by Councilor Vincent and passed 9-0 by roll call vote.*

<b>Voting Record</b>		<b>YES</b>	<b>NO</b>
Ward 1 Councilor	Pepin		
Ward 2 Councilor	Vincent		
Ward 3 Councilor	Gibson		
Ward 4 Councilor	Paradis-Catanzaro		
Ward 5 Councilor	Michaud		
At Large Councilor	Witham		
At Large Councilor	Goodwin		
At Large Councilor	Cameron		
At Large Councilor	Messier		
<b>TOTAL VOTES:</b>			
On	Ordinance 9-24	PASSED	FAILED



## City of Somersworth – Ordinance

Ordinance No: 13-24

**TO AMEND CHAPTER 19, ZONING ORDINANCE, TABLE OF USES, TABLE 4.A.5, AND ADDING NOTES 11 THROUGH 11.4, REGARDING MOTOR VEHICLE SERVICE-RELATED USES WITHIN THE RESIDENTIAL/COMMERCIAL DISTRICT**

April 1, 2024

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the Ordinances of the City of Somersworth, as amended, be further amended as follows:

**Amend Chapter 19, Table of Uses – Table 4.A.5 as follows:**

Principle Use 9

To prohibit Auto Convenience Markets in the Residential/Commercial (R/C) District

Principle Use 20

To prohibit Motor Vehicle Repair Garage/Stations in the Residential/Commercial (R/C) District

Principle Use 21

To prohibit Automobile Sales in the Residential/Commercial (R/C) District

Principle Use 29

To prohibit Motor Vehicle Services in the Residential/Commercial (R/C) District

**Amend Chapter 19, Table of Uses – Table 4.A.5 by adding notes 11, 11.1, 11.2, 11.3, and 11.4 as follows:**

Auto Convenience Market, Motor Vehicle Repair Garage Station, Automobile Sales, Motor Vehicle Service shall be subject to the following Specific Land Use Standards:

**SPECIFIC LAND USE STANDARDS** In addition to the other requirements of this document, the following standards apply to the uses listed in this section. If the proposed use does not meet the standards contained herein, a variance would be required:

**11.1 AUTO CONVENIENCE MARKET.**

- a) The use shall be located a minimum of two hundred feet (200') from any residential property. The distance shall be measured from building to building in a straight line.
- b) All repair and service work shall be performed within an enclosed building.
- c) Bay Doors. Bay doors or vehicle entrances, exits and openings shall not face any residential zoning district within 200-feet from the face of the building containing

- the bay door, vehicle entrance, exit or opening. Bay doors are required to be automatic doors so that doors are closed after vehicles have entered/exited building.
- d) No used or discarded automotive parts or equipment may be located in any open area outside of an enclosed building.

#### 11.2 MOTOR VEHICLE REPAIR GARAGE/STATION.

- a) The use shall be located a minimum of two hundred feet (200') from any residential property. The distance shall be measured from building to building in a straight line.
- b) All repair and service work shall be performed within an enclosed building. Bay Doors. Bay doors or vehicle entrances, exits and openings shall not face any residential zoning district within 200-feet from the face of the building containing the bay door, vehicle entrance, exit or opening. Bay doors are required to be automatic doors so that doors are closed after vehicles have entered/exited building.
- c) No used or discarded automotive parts or equipment may be located in any open area outside of an enclosed building.
- d) No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
- e) All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Such vehicles shall not be stored on the property longer than 21 days.

#### 11.3 AUTOMOBILE SALES.

- a) The use shall be located a minimum of two hundred feet (200') from any residential property. The distance shall be measured from building to building in a straight line.
- b) All repair and service work shall be performed within an enclosed building.
- c) Bay Doors. Bay doors or vehicle entrances, exits and openings shall not face any residential zoning district within 200-feet from the face of the building containing the bay door, vehicle entrance, exit or opening. Bay doors are required to be automatic doors so that doors are closed after vehicles have entered/exited building.
- d) The installation and use of an outside public address or bell system is prohibited.
- e) Any used or discarded automotive parts or equipment located in any open area outside an enclosed building must be screened from view.

#### 11.4 MOTOR VEHICLE SERVICES.

- a) Building shall be constructed or arranged so that entrances, exits, and openings shall not face any residentially zoned property within 100 feet of the entrances, exits or openings.
- b) Bay Doors. Bay doors or vehicle entrances, exits and openings shall not face any residential zoning district within 100 feet from the face of the building containing

- the bay door, vehicle entrance, exit or opening. Bay doors are required to be automatic doors so that doors are closed after vehicles have entered/exited building.
- c) All service work (excluding parking services) shall be performed within an enclosed building.

This Ordinance shall take effect upon passage.

Authorization	
<i>Sponsored by Councilors:</i> Paul Goodwin Richard Michaud Robert Gibson Crystal Paradis-Catanzaro	<i>Approved:</i> City Attorney

## City of Somersworth – Ordinance 13-24

### History

First Read Date:	04/01/2024	Tabled:	
Public Hearing:		Removed From Table:	
Second Read:			

### Discussion

4/01/2024

*Councilor Messier made a motion to suspend Council Rules to allow for a first reading of Ordinance 13-24 by title only. The motion was seconded by Councilor Witham and passed 9-0 by voice vote.*

*Clerk LaPanne performed a first reading of Ordinance 13-24 by title only.*

*Ordinance 13-24 will remain in first reading until the call of the Chair.*

Voting Record		YES	NO
Ward 1 Councilor	Pepin		
Ward 2 Councilor	Vincent		
Ward 3 Councilor	Gibson		
Ward 4 Councilor	Paradis-Catanzaro		
Ward 5 Councilor	Michaud		
At Large Councilor	Witham		
At Large Councilor	Goodwin		
At Large Councilor	Cameron		
At Large Councilor	Messier		
<b>TOTAL VOTES:</b>			
On	Ordinance 13-24	PASSED	FAILED