

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
AUGUST 1, 2018**

MEMBERS PRESENT: Shanna Saunders, Chair, Keith Hoyle, Paul Robidas, Mike Bobinsky and Scott McGlynn.
MEMBERS ABSENT: Tim Metivier and Tim McLin.
STAFF PRESENT: Tracy Gora, Planning Secretary.
OTHERS PRESENT: Dale Smith-Kenyon.

The meeting was called to order at 10:33 am.

1) Approval of meeting minutes.

Motion: Hoyle moved to approve the minutes of the meeting of July 11, 2018.

Seconded by Bobinsky. Motion carried unanimously.

2) **OLD BUSINESS**

A) Calef Auto, on behalf of Frederick Schneider III, is seeking site plan approval to expand the vehicle sales and to renovate the existing residential structure by adding an office on property located at 208 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 62, Lot 09, SITE #04-2018.

Christopher Berry with Berry Surveying & Engineering represented the applicant and addressed the Board. Stated that there is an existing septic system in the rear for the building in the back and they were originally going to leave that and put in a sewer stub for possible future hook up to sewer for that building. Stated that they are now going to abandon the septic system but are not constructing anything in that area. Stated that they are beefing up perimeter landscaping and are requesting a waiver for internal landscaping. Stated that the entrance islands will be replanted. Stated that regarding lighting, the existing lamps are not at 90 degrees so they still need to be moved down to be compliant. Stated that two bike racks have been added; one for each building. Stated that regarding architectural plans, he is having a hard time finding someone to take on this project because it is small. Stated that they are just planning on putting in a shed dormer on the front and making the lower level look more commercial. Stated that he would like to discuss sidewalks and how that would be implemented. Stated that Cumberland Farms paid a contribution for offsite sidewalk improvements. Stated that he would like to know the long term plan and what his client's proportion would be. Stated that they can't provide the same as Cumberland Farms but a contribution can happen.

Saunders stated that the fee Cumberland Farms paid was based on their frontage. Stated that it is up to the Planning Board though.

Berry stated he got the water usage records for the existing house and spoke with the property owner and he indicated that there was someone living there up to about 45 days ago. Stated that the water records verify that. Stated that a spill prevention plan has been submitted. Stated that they only do small repairs and that even oil changes go off site. Stated that the NHDOT driveway permit has been filed. Stated that they are

adverse to new water taps because they would have to go across Route 108 so they would like to keep two existing water lines.

McGlynn stated that having two is in conflict with the City ordinance, which only allows one per lot. Stated that they don't have to go across Route 108 though.

Berry confirmed that they can use the service that is for the existing structure.

McGlynn replied yes and stated that the split would have to be after the meter.

Bobinsky confirmed that they are abandoning the septic system and tying into City sewer.

Berry replied yes.

Bobinsky stated that they will need a trench permit from the State.

Berry stated that they need a driveway and trench permit from the State.

Bobinsky stated that this is a change of use so they will need a water application for the establishment of the water/sewer account.

Smith Kenyon referred to the landscape plan and stated that honey locust trees are not native to New Hampshire and are a nuisance plant and suggested that they look for something native. Mentioned snow storage being the in the rain garden.

Berry stated that they have a fore bay to trap material that will be cleaned out twice a year. Showed the snow push zone on the plans.

Saunders stated that she prefer that not to happen because it can prohibit water flow in the spring. Stated that the existing residential use is a sticking point for her and wants to see the water/sewer bills.

Berry stated that he will talk with the water/sewer billing department.

Saunders stated that she appreciates the bufferyard in the back but that she is not sure if it is efficient.

Berry stated that they can have more evergreen-style trees.

Saunders stated that they need to submit more plans by Wednesday for the August Planning Board meeting.

B) Any other old business that may come before the Committee.

None.

2) **NEW BUSINESS**

A) Any new business that may come before the Committee.

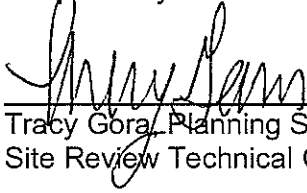
None.

Motion: Hoyle moved to adjourn the meeting.

Seconded by Robidas. Motion carried unanimously.

Meeting adjourned at 10:53 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee