

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
JULY 11, 2018**

MEMBERS PRESENT: Shanna Saunders, Chair, Keith Hoyle, Tim McLin, Paul Robidas, Mike Bobinsky, Tim Metivier and Scott McGlynn.

MEMBERS ABSENT: None.

STAFF PRESENT: Tracy Gora, Planning Secretary.

OTHERS PRESENT: Dale Smith-Kenyon.

The meeting was called to order at 10:31 am.

1) Approval of meeting minutes.

Motion: Bobinsky moved to approve the minutes of the meeting of July 5, 2018.

Seconded by McGlynn. Motion carried with a 6-0-1 vote with Hoyle abstained.

2) **OLD BUSINESS**

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

Saunders stated that she has received revised plans for the Green Street site plan/subdivision. Stated that the proposal has gone to the Planning Board twice and the plans have been revised based on their input and the Alteration of Terrain (AoT) review by the State. Referred to page 8 of the plan set and pointed out major changes like the detention pond being enlarged and having two emergency spill ways. Stated that it will be quite a pond within close proximity to the lot line. Stated that the Planning Board asked the applicant to consider a sidewalk connection to Turgeon Lane and that is being discussed. Stated that they have added a bus stop at the Green Street intersection.

Robidas asked about installing sidewalks from the development to Indigo Hill Road.

Saunders stated that will be discussed at the Planning Board meeting. Referred to page 6 of the plans and stated that they added a mail kiosk at the top of the road. Stated that the fire hydrants will be private and they should be addressed in the condo documents. Asked McGlynn to review the suggested conditions of approval for the water line. Asked the Committee if they have any other outstanding concerns.

Bobinsky asked about a sidewalk on Green Street

Saunders stated that the Planning Board discussed having a sidewalk installed on Green Street up to Indigo Hill Road but an abutter voiced concern on it being a taking of his property and the impact to it. Stated that the Board questioned what they would do if not putting a sidewalk there. Stated that Turgeon Lane directly abuts this property and there was discussion on connecting to that to go to Main Street, which has a sidewalk.

Bobinsky asked if it would be a sidewalk or a path.

Saunders stated that they are referring it to a pedestrian connection, not necessarily a sidewalk. Stated that she assumes it would be privately maintained and expects that it would be a short connection.

Smith-Kenyon mentioned concern of it being private property but a public use.

Saunders stated that the intent wasn't for it to be publically used. Review other suggested conditions of approval. Stated that there are steep retaining walls that need to be constructed. Stated that the Board wants third party review to show that the access road can withstand the largest fire truck. Stated that the proposal is going back to the Planning Board next week and that members are welcome to borrow plans for review.

Bobinsky mentioned the water connection fee and stated that he has talked with the developer and that he wants the payment now and he is checking to see if it got submitted.

Metivier asked if the total fee is based on the bedroom count for the entire development.

Bobinsky stated that each home will have a separate fee also.

2) NEW 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 Committee. Stated that this is the property next to Cumberland Farms and they are proposing a small expansion. Stated that recently the lots have been merged and now the residential use is on the same lot as the commercial use. Stated that they would like to convert the existing home into an office space on the first floor, which won't necessarily be used for the existing auto sales use, and an apartment on the second floor. Stated that there are no wetlands and that they have dug test pits. Stated that the site run off flows from the front to the back. Stated that they are proposing to connect the front office/residential use to the City sewer system and put in a stub for future connection for the rear structure. Stated that they aren't proposing a lot of changes but will be adding pavement. Stated that the entrance from Route 108 is narrow and that are looking to widen to a full 24 feet. Stated that they will re-curb the entrance and improve accessibility and radii. Stated that it is not demarked well now and that they will improve that. Stated that they will change the grade of the entrance to maintain a negative slope. Stated that there are two landscape areas and one will stay and the other one will be adjusted for a uniformed parking array. Showed on the plans the storage space for the displace of vehicles and stated that the parking for the office space would be separate on the side of the building. Stated that they will have proper aisle width and a sidewalk to meet ADA regulations. Stated that the lot has very sandy soils. Stated that they did a full stormwater analysis and showed drainage on the plans. Stated that sometimes one of the problems with used car lots is keeping the vehicles

within the subject property. Stated that they are proposing a split rail fence at the front of the site. Stated that there will be landscaping and snow storage there in the winter. Stated that vehicle sales will be kept to paved areas. Stated that they will put in two new lamps that will be LED and mimic the lights that are there now. Stated that he thinks that the existing lamps were updated recently.

Metivier stated that they were recently modified.

Saunders the lamps weren't fully tilted down but she doesn't know if it has been totally corrected.

Metivier stated that adjustments have been made but they still don't totally comply.

Berry referred to the landscape plan. Stated that they have submitted a driveway permit to the NHDOT. Stated that traffic flow won't really change.

Bobinsky asked if the internal driveway connection with Cumberland Farms will be closed off and will remain in place.

Berry stated that connection was part of the Cumberland Farms approval and that they are not proposing to change it.

Metivier stated that commercial vehicles use it to help them park to unload without going where the gas pumps are.

Bobinsky stated that he would like to a copy of the NHDOT driveway permit. Stated that sewer connection fees would need to be paid and a trench permit required to hook up to City water. Confirmed that the auto store in the back will remain on septic.

McGlynn stated that they don't have to connect to City sewer unless the septic fails. Stated that he would like a single water tap because it is one property.

Metivier asked if the residential property is being used now.

Berry stated that he is not sure if it is occupied.

McGlynn stated that he was there today and the basement is gutted.

Metivier asked if a residential use is allowed in this district.

Saunders replied no and asked how long the residential property has been vacant.

Metivier suggested checking the water usage.

Saunders stated that if the residential use has ceased for more than 12 months then a variance will be needed for the apartment.

Metivier stated that a bike rack needs to be shown on the plans.

Berry stated that he will add that to the plans.

Metivier stated that he needs to see egress and emergency lighting. Stated that there are usually elevations in the plans to show that.

Robidas stated that he remembers from years ago, talk of there being hazardous materials in big drums by the commercial building. Stated that the concern was with waste oil and fuel. Stated that he is not sure what happened to it but that it may still be an issue.

Berry stated that they are not going to be digging back there.

Smith-Kenyon asked how they dispose of petroleum waste.

Berry stated that he is not sure but he can put together a spill potential plan.

Smith-Kenyon stated that she is glad that they are addressing the parking location of the vehicles on display.

Saunders stated that regarding lighting, the new ones need to meet the regulations but the old ones do as well. Stated that they can be bright but not have spillage.

McGlynn stated that there should be one water service and meter and that one needs to be abandoned.

Metivier asked if there is a potential for a re-subdivision.

Berry stated that they prefer separate utilities.

McGlynn stated that the service for the front building is old and not sure worth hanging on to. Asked if one service can be repurposed for both buildings.

Berry stated that he is not sure a ¾ inch line could service both.

McGlynn stated that it needs to be reduced to one service and that he tried to trace it but doesn't know where the commercial use ties into the street.

Saunders stated that they haven't factored in bufferyard requirements yet and that they will have to look into that. Stated that bufferyards come into play when a commercial use abuts a residential use, which it does in the back. Stated that the drainage is proposed for where the bufferyard would be. Stated that the Planning Board will want to see updated landscaping site-wide. Stated that she understands that they want visibility but that there are landscape requirements.

Metivier stated that he has already received a noise complaint about this property.

Saunders asked about granite curbing.

Berry stated that granite curbing will be at the entrance and along the new internal sidewalk they are putting in.

Saunders stated that the soils are great here and asked Bobinsky what he thinks about this proposal needing third party review. Stated that she is not sure it does.

Bobinsky stated that he doesn't think it does.

Saunders stated that she is concerned with the proximity of the drainage to the leach field. Stated that architectural plans are needed. Asked how vehicles for sale are moved in and out of the property.

Berry stated that it is typically one car at a time on a truck.

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

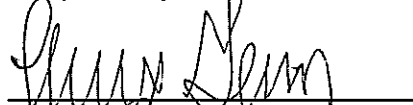
None.

Motion: Metivier moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 11:31 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee