

**SOMERSWORTH PLANNING BOARD  
MINUTES OF MEETING  
JULY 18, 2018**

**MEMBERS PRESENT:** ~~Ron LeHoullier, Chair, Harold Guptill, Vice Chair, Dave Witham, City Council Representative, Bob Belmore, City Manager, Jeremy Rhodes, Chris Horton, Jameson Small, Mark Fearis, Alternate and Jason Barry, Alternate.~~  
**MEMBERS ABSENT:** Paul Robidas.  
**STAFF PRESENT:** Shanna B. Saunders, Director of Planning and Community Development and Tracy Gora, Planning Secretary.

The meeting was called to order at 6:30 pm.

LeHoullier appointed Fearis as a voting member for tonight's meeting.

**1) APPROVAL OF MINUTES**

**Motion:** Horton moved to accept the minutes of the meeting of June 20, 2018.

Seconded by Guptill. Motion carried with a 6-0-2 vote with Witham and Fearis abstained.

**2) COMMITTEE REPORTS**

Land Use Board Reports (ZBA, HDC, Conservation Commission, SRTC)

See attached report.

Minor Field Modification Report

See attached report.

City Council Report

Witham stated that bid requests for road paving has gone out and are due back to the City next week. Reviewed the roads that are being repaved. Stated that they are also moving forward with Pike Industries for West High Street. Stated that half of the road is under State jurisdiction.

Strafford Regional Planning Commission Update

Emails are sent out weekly.

Horton stated that last he knew there was an opening on the Commission and asked if there have been any volunteers.

Saunders replied no but they can see her if interested.

Vision 2020 Committee Report

Saunders stated that they have not met since the last meeting.

Belmore suggested to take up New Business before Old Business because those items shouldn't take too long to review.

**Motion:** Witham moved that the Board discuss New Business before discussing Old Business.

Seconded by Rhodes. Motion carried with an 8-0 vote.

The Board reviewed New Business first.

3) **OLD BUSINESS**

- A) River Valley Development Corporation is seeking site plan approval with waivers for 28 townhouses with associated site improvements on property located at 206 Green Street, in the Residential Single Family (R1) District, Assessor's Map 08, Lot 78, SITE #01-2018.

Barry recused himself from the Board.

**Motion:** Belmore moved that the request of River Valley Development Corporation be removed from the table.

Seconded by Rhodes. Motion carried with an 8-0 vote.

Saunders reviewed her memo (see attached) and stated that the plans have been updated to include some information from the last meeting. Stated that they have received condo documents and that she isn't sure if the City wants legal review of them since it is a private road. Reviewed suggested conditions of approval. Stated that there was a misunderstanding on who was going to supply the sidewalk information. Stated that she checked files and the City doesn't have surveyed plans of Green Street so there aren't right of way plans. Stated that she hasn't reached out to the State to see what they have for right of way plans. Stated that she talked with the DPW Mike Bobinsky and he looked at previous sidewalk documents to figure that a sidewalk would cost about \$112 a linear foot.

**FX Bruton** with Bruton & Berube, PLLC represented the applicant and addressed the Board. Stated that they have had good discussions with this Board and the ZBA and that they are hoping for approval tonight. Stated that they have worked through a lot of issues, submitted condo documents and looked at connecting to Turgeon Lane for pedestrian access. Stated that he was able to work with the City Clerk for road acceptance information and confirm that Turgeon Lane has been accepted by the Council and is a City street. Stated that the Turgeon Lane right of way does come up to this property line so they will be able to have the pedestrian path. Stated that this is not shown on the plans that the Board has but it is on the plans now. Stated that the path will be crushed gravel. Stated that the property owner is still interested in contributing \$500.00 per unit to be assessed when applying for a certificate of occupancy. Stated that the total would be \$14,000.00 which the property owner would not be looking for that money to be returned. Stated that with the condo documents the main concern is maintenance of the property and roads but that this will all be private. Stated that the condo association is responsible for all of the common areas. Stated that there was a concern with the two detached units in the front being allowed in-ground pools and having fences for them. Stated that the language in the condo documents will say that they have to meet all City regulations for pools and fences. Stated that it was expressed that the City is in favor of solar panels and offers an exemption for them. Stated that the two detached units in the front will be allowed to have them. Stated that the use of solar panels for the condo units is something that could be approved by the condo association. Stated that individual unit owners don't own their roof so it would have to be favorable to the entire association. Stated that lastly, the condo documents were amended to say that they could vote to install a playground structure if they agree on it. Stated that all waivers have been approved for this development and that they are looking for subdivision and site plan approval tonight.

**Christopher Berry** with Berry with Berry Surveying & Engineering represented the applicant and addressed the Board. Stated that they determined the right of way information for Turgeon Lane and they were able to add the pedestrian walkway. Stated that it will be a five-foot wide connection that is about 45 feet long. Passed out updated plans showing the pedestrian walkway. Stated that there will be a school bus shelter in the front by Green Street and a mail kiosk further in the development so there are no queueing issues. Stated that there have been some other small technical changes and they will show the curb stop detail. Stated that they have added more perennials to their landscape plan.

Witham stated that he has missed the first two meetings where this was discussed but that he watched the meetings on TV and has reviewed the plans. Stated that his interest is in the pedestrian access and that he feels that a sidewalk on Green Street is important for this project. Stated that there was a residential development on Tri City Road and there was robust discussion on make sure sidewalks were put in. Stated that there are sidewalks for the Sunningdale development. Stated that there were no sidewalks for Rocky Hill Road because there was no direct connectivity. Stated that new sidewalks would be welcome here and the City's Master Plan speaks to having a walkable community. Stated that sidewalks are a sticking point for him. Stated that he checked out Turgeon Lane and that he feels that is an alternative. Stated that he would be concerned with the maintenance of it and it would have to be pavement connecting to pavement within the development. Stated that there seemed to be a fair amount of discussion on sidewalks at the other meetings so he was surprised to not see anything new submitted for it.

**Motion:** Witham moved that the request of River Valley Development Corporation be **TABLED**.

Seconded by Small.

Belmore stated that he is concerned with statutory timing on when the Board has to act on the proposal.

Saunders stated that she would like specific directives on who has to do what.

Bruton stated that the Board has 65 days to act on a proposal and that if they table this tonight, they would be beyond that.

Saunders read the State RSA on timing.

Witham withdrew his motion to table.

Witham asked if there could be a condition of approval that the applicant research right of way information on Green Street and install a sidewalk or the alternative plan would come into effect.

Saunders stated that it's possible.

Rhodes questioned the two detached units in the front being referred to as detached condos.

Bruton stated that is what they are.

Small stated that he thought they discussed that the State owns enough land for room for a sidewalk.

Saunders stated that the State just indicated that they generally support sidewalks being constructed in their right of ways.

Belmore asked if the applicant is agreeable to a 30 day extension..

Bruton stated that they are not.

Witham stated that other than the sidewalks, he has no issue with this project. Stated that in the past when other pieces of land here was carved out they always make sure there was room on Green Street for sidewalks. Stated that the Board has always envisioned sidewalks on Green Street. Stated that Turgeon Lane is an alternative but shouldn't be the first choice.

LeHoullier confirmed that this part of Green Street is State owned.

Saunders confirmed.

Small stated that a sidewalk on Green Street would be for public use and asked about the path off of Turgeon Lane.

Bruton stated that it would only be for residents to utilize. Stated that if the Board goes the exaction route then there is the risk of having to give the money back to the developer if the sidewalk doesn't get built. Stated that they would have to determine what portion of the sidewalk would be the responsibility of this developer because it couldn't be the entire thing.

Belmore stated that he is not looking for a response from the applicant but the Board doesn't have all the information on the right of way and the cost to develop the sidewalk. Stated that he doesn't want to approve this with a condition of approval like the one that Witham suggested unless he sees it in writing first. Stated that he didn't realize that the path would just be for residents because that is not the idea of a walkable community. Stated that the City always requires legal review of condo documents and it needs to be at the owner's expense.

Saunders read the offsite exaction language from the State RSA and stated that it talks about a six year holding time for the exaction. Stated that she thinks public use of the path is outside the realm of this. Stated that proportional share was mentioned but that she thinks the connection to Indigo Hill Road is the proportional share. Stated that the same owner owns other property on Green Street.

Witham stated that there are so many moving parts with this. Stated that he understands there to be ample room in the right of way. Stated that regarding proportional share, there is very little pedestrian use on Green Street now and this development will create the pedestrians. Stated that he thinks that 100% seems proportional.

Bruton stated that the pedestrian path would be for the residents but also their invitees and guests. Stated that it is not intended to be a public access way. Stated that for the sidewalk on Tri City Road that Witham had mentioned earlier, there was a lot of discussion on percentages and who is responsible for what. Stated that there will be other users of this sidewalk and disagree that this developer would be responsible for 100% of it. Stated that there was talk about the applicant not coming prepared for these discussions but that the minutes of the last meeting clearly say the City will work with the third party engineer on sidewalk costs. Stated that the applicant has been prepared through this entire process. Stated that when issues come up they have been addressed to the Board's satisfaction. Stated that they have been very clear on what the applicant wants to contribute. Stated that the Board mentioned pedestrian access to Turgeon Lane, which is a public road and has been accepted by the City. Stated that he doesn't think there are moving parts to this as everything has been discussed and addressed. Stated that there was a lot of discussion on the money contribution from the developer and the utilizing those funds where it is needed. Stated that the project is consistent with City regulations is distinct from the Sunningdale development. Stated that the abutters don't want a sidewalk but they do support the project. Stated that there will be a small number of children associated with the development as they are usually bought by young professionals or retirees.

Belmore stated that he is not looking for a reply from the applicant but that he doesn't feel that the applicant has been unprepared and he apologizes if that is the way he came across. Stated that the applicant has done a tremendous job. Stated that he can only recall one abutter who doesn't want the sidewalk. Stated that he thought the Board would get clearer answers on the right of way. Stated that he was on the fence on if he wanted a sidewalk and he is disappointed that they couldn't have an extension to make a decision on the project. Stated that he has questions about Turgeon Lane. Stated that this is a good development but he just needs some issues resolved.

Rhodes stated that he is not sure how he will vote tonight. Stated that he grew up in a development similar to this, only bigger, and the child occupancy is pretty low. Stated that this fills a gap in housing in Somersworth and that it fills a niche. Stated that it is very positive for this City and that it creates a pond and green space. Stated that regarding sidewalks, he agrees that they want to make this a walkable community but that he is not sure if this is the best place for it. Stated that there are sidewalks in the City that need to be repaired or other areas that could use them more.

Bruton stated that the entire access to Turgeon Lane would be paved.

Witham stated that a paved path to Turgeon Lane is a reasonable alternative but still prefer a sidewalk on Green Street. Stated that the path would need to meet City specifications and maintenance of it would need to be in the condo documents.

Rhodes stated that that the path to Turgeon Lane shouldn't have curbing and should match the specifications as the rest of the development.

Saunders stated that when thinking of proportionate cost for the sidewalk, the developer has 250 feet of frontage on Green Street so the Board could ask for \$112 per linear foot for 250 feet. Suggested having signage that the path connects to sidewalks on the Main Street to show connectivity.

Bruton stated that signage makes sense and wouldn't be a problem. Stated that the path will meet the same standards as the rest of the development.

Horton stated that the applicant has done a great job working with the Board. Stated that he feels that the path to Turgeon Lane meets their intent. Stated that it is a great project for Somersworth.

**Subdivision Motion:** Horton moved that the request of River Valley Development Corporation for the creation of 28 condominiums be **APPROVED WITH THE FOLLOWING CONDITIONS:**

**1. PLAN REVISIONS**

- a) Per Site Plan Review Regulation 11.8.a all outdoor lighting must be down lit and fully shielded. The specs in the plan set for Typical Residential Lamp B is not clear. Please revise.
- b) Curb stops shall be added between the parking spaces and the at-grade sidewalk with no curb. Stainless rods should be used on curb stops.
- c) Because water distribution system pressure in the area exceeds 80 PSI, pressure reducing valves (PRV's) would be required on building permit plans after each meter serving individual units. Where multiple units are fed through a manifold system, the applicant may not use one PRV to serve the entire manifold and would still be required to install a PRV for each unit being served unless otherwise approved by the City of Somersworth.
- d) The applicant needs to submit plans showing updated water details for approval by the Department of Public Works and Utilities. If approved, the DPW & Utilities will forward

- the plans to NHDES for final approval. Any changes that may be required through this approval process will be at the expense of the applicant.
- e) Erosion Control for this project is going to be very important because of the existing slope of land and the slopes being created. Please update the EC plan with the following additional-EG:
- i. Along the northerly side of the entrance from Green Street at the inlet sump
  - ii. On the downslope of each of the single family homes
  - iii. At the bottom of the retaining wall behind units 12 – 18
  - iv. The retaining wall behind units 1 – 9 is immense. Please put a double row of silt soxx at the bottom of the slope in case the wall erodes during construction because of heavy rains.
- f) Please submit information (you cite California Bearing Ratio) to the City and third party to confirm that the fire access road can withstand the weight of the City's largest fire truck.
- g) Please add a note to the plan that where units are fed water thru a manifold system in dog house structures, the City will require padlock ears on meter valves and legal documentation allowing the City's Water Division unrestricted access indefinitely.
- h) Please add the sidewalk connection, built to the same standards as sidewalks elsewhere in the development, from both Stillwater and Meadow Lanes to the piece of sidewalk proposed (Plans submitted at the meeting) that connects to Turgeon Lane.
- i) Please add one sign at the end of each street (Stillwater and Meadow Lanes) that identifies and directs pedestrians that this sidewalk connects to Turgeon Lane and Main Street.
- 2. CONDO DOCUMENT REVISIONS:**
- a. Condo Documents shall be reviewed by the City's attorney at the developer's expense. Please submit a legal fee of \$500 to start this process. Any unused escrow will be returned, with interest.
- b. In General:
1. Specific language regarding at what point in unit sales the Developer releases the responsibility of common area to the Condo Association.
  2. Specific language regarding the private roadway and maintenance responsibility being the responsibility of the Condo Association.
  3. Specific language regarding the use and maintenance of the emergency turnaround/walking path.
  4. Specific language regarding maintenance of the mail kiosk and bus stop.
  5. Specific language regarding maintenance of drainage features and retaining walls. Including regular twice a year maintenance, mowing and inspections.
  6. Specific language regarding maintenance of landscaping.
- c. In Specific:
1. Declaration, page 5, Limited Common Area: There is mention that unit owners A and B may have in ground swimming pools. Swimming pool installation requires a fence. You may want to have requirements regarding how close to the base of the retaining wall the pool should be and what sort of fence is allowed (chain-link?).
  2. Declaration page 9, Antennas: solar panels are prohibited. I know this is probably historic language – we encourage solar panels in Somersworth and even offer a solar exemption in property assessments. Applicant should think about reassessing the value of this.
  3. Bylaws page 18, (m): prohibits playgrounds. I believe the Board discussed that the Association may opt to put in a play structure. Please amend this section of the Bylaws.
- 3) CONDITIONS THAT MUST BE MET PRIOR TO FINAL APPROVAL OR RECORDING OF THE MYLAR:**
- a) CONSTRUCTION COST ESTIMATE-a construction cost estimate for this project shall be submitted.
  - b) PERFORMANCE GUARANTEE-the applicant, in order to begin site work shall provide site improvement and restoration security, a performance guarantee in an amount equal

to 25% of the total estimated cost of installation of all improvements. Before lots can be deeded to third parties, the applicant shall provide a cost estimate of remaining site work including labor, and provide 100% of the estimated cost for remaining site work. (Any existing restoration security being held at this time may be considered toward this amount.)-This amount shall include as-built plans. Said performance guarantee shall be submitted to, and approved by the Planning Department.

- c) FEDERAL AND STATE PERMITS-all Federal and State permits shall be in place before plan signing and recording, including NHDES Site Specific, and NHDES Wetlands permit.
- 4) **CONDITIONS TO BE COMPLETED PRIOR TO THE START OF SITE WORK:**
  - a) WATER CONNECTION FEES - All water connection fees to be paid at the time of building permit application submittal.
  - b) WETLAND BUFFER DEMARCATION-wetland buffer areas shall not be impacted by any construction activities (other than those impacts permitted under the conditional use permit and NHDES wetlands permit). Should overcutting occur the applicant will be required to replant. Wetland buffers shall be marked with orange snow fences prior to any onsite activity, and such markers shall be maintained throughout construction.
  - c) PRECONSTRUCTION MEETING-a preconstruction meeting is required prior to the start of work. Please contact the Office of Planning & Community Development to schedule this at least 2 weeks prior to breaking ground.
  - d) EROSION CONTROL-erosion control shall be properly installed on site PRIOR to any construction. Erosion control shall be properly maintained throughout construction; any breaks or breeches shall be repaired within 48 hours of the storm event.
  - e) Street and building lighting must be split appropriately considering individual ownership of the condo units and association ownership of the street lights. Please do not place any streetlights on the individual condo circuits.
  - f) The applicant shall submit \$500 per unit, at the time the CO is issued, for sidewalk improvements in the City.
- 5) **AS-BUILT PLANS:**
  - a) Within thirty days of the completion of the project and prior to the issuance of the final occupancy permit, the applicant shall submit (3) three prints of the as-built plan for circulation to department staff. Once reviewed, if revisions are required, the applicant shall submit one revised copy for verification before submitting final five (5) revised as-built prints.
  - b) MONUMENTATION-a Licensed Land Surveyor shall submit a statement that the proposed monumentation has been installed according to the approved plan.

Seconded by Guptill.

Rhodes stated that there are a number of plan revisions.

Witham stated that he would like a condition of approval that specifically states that the \$500.00 per unit will go into the Sidewalk Capital Reserve Fund. Stated that he doesn't want it to go in the general fund.

Belmore confirmed a condition of approval that the sidewalk conforms to pavement specifications on the rest of the development and that there will be signage.

Small mentioned taking the cost of constructing the path and the amount that the developer will contribute and using that to build the sidewalk on Green Street.

Mike Patenaude of River Valley Development Corporation addressed the Board and stated that the cost to construct the sidewalk on Green Street would be very different. Stated that there would be permitting and that there are wetlands.

Motion carried with a 6-2 vote with Witham and Small opposed.

**Site Plan Motion:** Horton moved that the request of River Valley Development Corporation for a site plan for 28 townhouses with associated site improvements be **APPROVED**.

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Seconded by Guptill. Motion carried with a 7-1 vote with Witham opposed.

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

None.

4) **NEW BUSINESS**

A) Review of traffic management associated with site plan approval for Cumberland Farms at 216 Route 108, Assessor's Map 62, Lot 11, SITE #10-2016.

Saunders handed out a memo from the traffic engineer for Cumberland Farms (see attached) and stated that staff met with them after the last Planning Board meeting. Stated that they discussed the issues and decided to install "do not block" signage and cross-hatching on the pavement. Stated that she reached out to the NHDOT and that they plan to look at the timing of the lights at the intersection but don't know the timeframe for that. Stated that she will continue to try to get answers on that.

Witham stated that this was discussed a little at one of the Council standing committees and the idea of signage and cross-hatching was talked about as a solution. Stated that he has seen this used in other areas and it seems to work well. Stated that it seems worth the try.

Small asked who would pay for these improvements and if there can be an ordinance so the police can enforce it.

Saunders stated that the applicant proposed to help pay for it.

Belmore stated that he asked the Police Chief about having an ordinance to enforce this and he wants to see how it goes without an ordinance first. Stated that if it doesn't work then they will relook at having an ordinance for a violation to be issued.

Saunders stated that the Board can take action but the change would be minor enough to be approved by staff as a minor field modification.

**Motion:** Witham moved that the modification to add signage and pavement cross-hatching to the Cumberland Farms property on Route 108 be adopted with the condition that the City collect competitive bids and the work be paid for by the property owner.

Seconded by Horton. Motion carried with an 8-0 vote.

B) Twelve Month, LLC is seeking an amendment to SUB #05-2013 regarding the configuration of the sidewalk along Stackpole Road, in the Residential Single Family (R1) District, Assessor's Map 20, lot 05, SUB #05-2013.

Fearis recused himself from the Board.

LeHoullier appointed Barry as a voting member for this item.

Saunders reviewed her memo (see attached) and stated that there was a sidewalk included with the original subdivision approval. Stated that it became clear that there were drainage and



utility issues with the sidewalk being on this side (south side) of the road so it was suggested to move it to the other side (north side). Stated that there would be no conflict with utilities on this side and a site walk was done. Stated that she has a few suggested conditions of approval regarding all prior conditions of approval still being in effect, there must be a pre-construction meeting and erosion control must be installed.

**Bernie Lee** of Severino Trucking addressed the Board and stated that drainage with the granite curbing would be one of the issues with having the sidewalk on the south side of the road. Stated that there is not enough of a pitch to alleviate the flow for a closed drainage system. Stated that there would be a conflict with the existing water and gas mains. Stated that they found locations where water flows naturally on the north side of the road. Stated that the only utility on that side of the road is sewer but that it is in the travel lane. Discussed issues with the existing sidewalks and stated that they are going to re-do the tip downs and cross walks. Stated that there will be signage and that there is adequate site distance.

**Mark Fearis** of 78 Stackpole Road addressed the Board. Stated that he has gotten abutter notices in the past but that he didn't this time. Submitted handout with photos to the Board. Stated that an amendment to the sidewalk was discussed last summer. Stated that this proposal is to have the sidewalks on the north side which will be good in the winter since the sun reaches this side better. Stated that the south side stays pretty icy. Reviewed the pictures that he submitted. Stated that with this proposal there will be a green strip between the road and the sidewalk and that he is not in favor of that because they tend to become dirt rather than grass and collect litter.

**Cheryl Pinkham** of 61 Stackpole Road addressed the Board. Stated that she was told the green space would be where the mailboxes are placed. Asked where the mailboxes would go if there was no green space. Asked how far the sidewalk will extend down Stackpole Road.

Lee stated that the reason for the grass strip is for the mailboxes. Stated that if they don't have the green strip then they would have to talk with the Postmaster to change the location of the mailboxes.

**Public hearing closed 6:59 pm.**

Witham stated that he went on the site walk and that he thought it was valuable to visualize what is going on. Stated that there will be fewer conflicts with the sidewalk on the north side of the road. Stated that the grass strip is used for mailboxes and snow storage.

Belmore stated that an abutter was asking about the length of the sidewalk. Stated that it starts at Idlehurst School and will run almost all the way to the Sunningdale entrance. Stated that it crosses the road just before the Sunningdale entrance and connects to a sidewalk on that side that goes to the entrance.

Guptill stated that it looks like the plan doesn't mention tip downs or panels and asked if there will be any.

Saunders stated that there will be tip downs.

Horton stated that another benefit of having the green space is that pedestrians aren't walking directly on the side of the road.

**Motion:** Witham moved that the request of Twelve Month, LLC for an amendment to SUB #05-2018 regarding the configuration of the sidewalk along Stackpole Road be **APPROVED WITH THE FOLLOWING CONDITIONS:**

- a) All existing conditions of approval for the subdivision SUB #05-2013 remain in force;

- b) PRECONSTRUCTION MEETING-a preconstruction meeting is required prior to the start of work. Please contact the Office of Planning & Community Development to schedule this at least 2 weeks prior to breaking ground; and,
- c) EROSION CONTROL-erosion control shall be properly installed on site PRIOR to any construction. Erosion control shall be properly maintained throughout construction; any breaks or breaches shall be repaired within 48 hours of the storm event.

Seconded by Guptill. Motion carried with an 8-0 vote.

Fearis rejoined the Board.

C) Any other new business that may come before the Board.

None.

#### 5) WORKSHOP BUSINESS

A) Any workshop business that may come before the Board.

None.

#### 6) COMMUNICATION AND MISCELLANEOUS

Witham talked about the Kia dealership on Route 108. Stated that when they first opened, there was discussion if they needed site plan approval but determined they didn't. Stated that it now looks like they are only selling used cars with no new cars, which is not allowed.

Saunders stated that she will look into it. Stated that the City did receive a voluntary merger request, which does not require abutter notice or a public hearing. Passed out a map of the lots (see attached). Stated that it is one property owner that owns two tracts or lots of land on the corner of Buffumsville Road. Stated that his house is on one lot and the yard is on the one next to it but that he wants to put up a fence that will be on both lots.

**Motion:** Guptill moved that the voluntary merger request of Ryan Null be **APPROVED**.

Seconded by Witham. Motion carried with an 8-0 vote.

Guptill asked what happened to the potential site visit for the Green Street project.

Saunders stated that she had looked through her notes but misunderstood when to schedule it.

Guptill suggested that for a project this size, they should plan a site visit before it even makes it to the Planning Board.

Saunders stated that they can do that in the future. Stated that as Board members they have the right to visit the property on their own as well.

Small stated that other Boards do site walks and suggested maybe some Boards can go together, maybe for a conceptual review.

Saunders stated that site walks are public meetings and that any member of the public can attend. Suggested that site walks may want to wait until the applicant is going through the Planning process so that the plans are more complete when they go out there.

Guptill stated that a site walk would be more meaningful when the plans have been vetted out.

Witham apologized for coming across strong when discussing the Green Street development. Stated that there had been discussion on sidewalks on Green Street but when he got his packet there was nothing mentioned about sidewalks at all. Stated that he does feel they got to a reasonable place with it though.

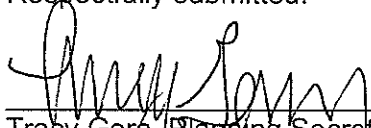
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**Motion:** Guptill moved to adjourn the meeting.

Seconded by Horton. Motion carried with an 8-0 vote.

Meeting adjourned at 8:20 pm.

Respectfully submitted:



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Tracy Gora, Planning Secretary  
Somersworth Planning Board