

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
NOVEMBER 14, 2018**

**MEMBERS PRESENT:** Shanna B. Saunders, Chair, Keith Hoyle, Mike Bobinsky, Tim McLin, Paul Robidas and Scott McGlynn.  
**MEMBERS ABSENT:** Tim Metivier.  
**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:** Robidas moved to approve the minutes of the meeting of October 3, 2018.

Seconded by Hoyle. Motion carried unanimously.

**Motion:** Robidas moved to approve the minutes of the meeting of October 10, 2018.

Seconded by Hoyle. Motion carried unanimously.

2) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

A) Patrick Kelly is seeking site plan approval for a craft brewery and restaurant on property located at 8 Somersworth Plaza, in the Business (B) District, Assessor's Map 10, Lot 167A, SITE #05-2018.

**Sean Kelly** represented his brother Patrick and addressed the Committee. Stated that they bought 8 Somersworth Plaza to put in a craft, nano-brewery with brick oven pizza. Stated that nothing has changed from before and that it is a 5000 square foot unit with access to City water and sewer. Stated that it is an ideal location.

Robidas asked if they will offer take out pizza.

Kelly stated that is the plan but they will not offer delivery.

Saunders stated that Metivier couldn't be here today but mentioned that the applicant got a building permit to put in the exterior door and that it got inspected.

Kelly stated that they installed a bay door in the back of the building.

Saunders confirmed that parking for this use is the plaza lot.

Bobinsky stated that he has talked with Kelly about this application and that he is going to reach out to the Wastewater Treatment Facility regarding the discharge make up from the site. Stated that he doesn't anticipate a problem but they have to identify the owners as industrial users. Stated that it will be similar to Bad Lab Brewery.

Saunders asked if it is a local or State permit.

Bobinsky stated that it is a local permit but is governed by the State.

Kelly stated that there are 70 breweries in New Hampshire and that they plan to use best practices as others do.

Bobinsky stated that he would like to see a copy of the summary of business impact that was submitted with the application.

Saunders stated that sign permits are a separate application and review. Stated that if there are doing to be any outside lights they have to be down lit and shielded.

**Motion:** Robidas moved that the request of Patrick Kelly for a site plan for a craft brewery and restaurant be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The water/sewer connection permit shall be issued prior to issuance of a building permit;
2. The waste discharge permit shall be issued prior to issuance of a building permit;
3. There is a separate sign permit application and this permit shall be issued before the installation of any signage; and,
4. All lighting shall be down lit and fully shielded.

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

- B) Hilltop School, LLC is seeking conceptual review of a site plan to convert the school into residential apartments on property located at 17 Grand Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 49.

**Christian Smith** with Beals Associates, PLLC represented the applicant and addressed the Committee. Stated that there are not many exterior changes proposed and that most of the plan is for interior fit-ups for residential apartments. Stated that they are going to revise the parking by removing pavement from one section and adding some in another area. Stated that there is about 1150 square feet of change in pavement. Stated that the drainage seems to be in decent shape and that they may request a waiver for stormwater treatment. Stated that they will request a waiver for granite curbing at the parking stalls to allow for water flow. Stated that there are three stormwater basins, a roof drain collector and that most of the water is collected in a roadside swale. Stated that they are looking for preliminary input on the proposal and to see if the waiver requests are reasonable. Stated that he believes water connection is a Grand Street but will look into that further.

McGlynn stated that staff can help with that. Stated that because of the age of the area, the water and sewer were likely together. Stated that there is an existing domestic water

supply but they will need to reapply for this and for a new sprinkler line, if one is being installed. Stated that there is an existing two inch water line.

Bobinsky stated that the DPW can assist with what they know about the utilities up there. Suggested a possibility of some upgrades in the street. Suggested maybe some camera work can be done. Stated that the City can work with them on it.

McGlynn stated that his records show that the City portion of the water was replaced in the last 15 years so it should be in good shape.

Saunders stated that Bobinsky mentioned doing a camera check but they are not changing impervious surface or the drainage system.

Bobinsky stated that it was suggested to make sure everything is draining properly and to see the existing conditions. Stated that he is not aware of any issues up there. Asked about the stormwater waivers.

Smith stated that they are only adding 1150 square feet of pavement and that what is there now has been there for decades. Stated that it gets expensive when you are not disturbing the exterior. Stated that is what they are thinking for the waivers.

Bobinsky mentioned that they will request a waiver from some lighting.

Smith stated that they don't want to add new poles but use LED bulbs in the existing fixtures.

Smith stated that they intend on requesting waiver from internal parking islands. Stated that the area is built out and that it would just create more disturbance to add those in.

Robidas stated that the Planning Board has been reluctant to grant waivers from granite curbing but that this is different. Stated that adding parking islands, etc. would just change the drainage. Stated that it may make sense to not have granite parking islands here.

Smith stated that they just want to see if these are reasonable waiver requests before they submit the full application. Stated that they intend to request a waiver from screen and perimeter trees. Stated that there are existing mature trees on the property and that it didn't make sense to add more.

Saunders stated that regarding the landscaping and screening, they may want to talk to the abutters first and see what they feel. Stated that the abutter's feelings may be a gauge on how the Planning Board will feel about the waivers.

McGlynn asked if the catch basin that they will repurpose and reuse has a sump.

Smith stated that he thinks so but will have to double check.

**Eric Chinburg**, property owner addressed the Committee. Stated that they feel that if it isn't broken, then they don't have to fix it. Stated that they are not increasing the utilities from when it was used as a school.

Bobinsky stated that he appreciates that point and that the camera he suggested would be in concert with the City. Stated that this is a change of use and haven't been active for a long time. Stated that he just wants to make sure everything is flowing right and that he doesn't expect an issue.

Saunders stated that State historic standards have changed so they are keeping the gym and mezzanine so there will be less residential units.

Chinburg stated that new standards require that the gym has to remain. Asked if any of the waiver stand out as being unreasonable or unsupportable.

Saunders stated that she feels the toughest one is the waiver for screening because of vehicle headlights shining on surrounding houses. Suggested having something to mitigate that.

Smith-Kenyon stated that vegetation would be good.

Chinburg stated that fencing isn't usually supported by all abutters but maybe there can be a few trees where they are needed. Stated that he found an old postcard with a picture of the old windows on the building and they plan to put those back in.

Robidas stated that the Planning Board would like to see the history of what the exterior looks like.

Chinburg stated that the building will have modern wall packs. Stated that it seems like there are plenty out there.

Robidas suggested having antique looking fixtures to compliment the building. Stated that it might be more money to try to retrofit the existing ones.

Saunders stated that Metivier isn't here today but had some comments. Stated that the chain link fence should be removed and stated that there needs to be a bike rack.

Smith-Kenyon asked where the dumpster will be.

Smith stated that they haven't gotten to that part of the plan yet. Showed on the plans where the dumpster was when it was used as a school. Stated that they are still looking into it.

Saunders stated that the dumpster needs to be screened on all sides.

Bobinsky stated that the traffic report indicated that peak flow is low but that it may be brought up by the Planning Board.

Smith stated that the conclusions from the traffic report will be good and that they will have the engineer at the Planning Board meeting.

Robidas stated that he can't imagine that there would be more traffic than the school use.

Saunders stated that this is on next week's Planning Board agenda for conceptual review. Stated that this development has been talked about a lot and people are wondering when the apartments will be available.

- C) John J. Flatley is seeking an amendment to SITE #12-2014 to relocate building #3, the garage and associated infrastructure on property located at Tri City Road, in the Business (B) District, Assessor's Map 39, Lot 03, SITE #12-2014.

**Nathan Chamberlin** with Fieldstone Land Consultants, PLLC represented the applicant and addressed the Committee. Stated that the project was approved in 2016 but the applicant hasn't had time to focus on it. Stated that even though there were numerous reviews during the original approval, the owner didn't like the orientation of one of the buildings. Referred to the plans and stated that most will be unchanged and they are just proposing to change the area of Building #3. Stated that they want to flip the building to the other side of the road and move the garage. Stated that the original plan is for three, 48-unit residential buildings accessed from Tri City Road. Stated that there will be a clubhouse with a pool. Stated that with the proposed amendment, they will still have enough parking and that they reconfigured the sidewalks a little.

Saunders asked if they will still be the same distance from the wetland buffer.

Chamberlin stated that they moved the location of the disturbance and showed what was originally approved. Stated that the amendment is still within the approved Alteration of Terrain permit. Talked about drainage and stated that disturbance has gone up slightly but less than 200 square feet.

Saunders stated that she is just wondering if they have to amend their already approved conditional use permit. Asked if they can adjust this new plan so that the conditional use permit doesn't need to be amended.

Chamberlin stated that he can look into that.

Saunders asked if there will be any change in pressure with the new utility hook up.

Chamberlin replied no and talked more about drainage. Stated that they will stub for future development.

Bobinsky asked Chamberlin to generally summarize the key reasons for the change.

Chamberlin stated that the owner originally didn't want the building to be near the power lines but doesn't like this location and wants it moved. Stated that there will be no traffic flow, ledge or soil issues.

Bobinsky asked what the general construction schedule is.

Saunders stated that there have been extensions granted but the Planning Board was clear that they don't want to have to grant any more.

Robidas stated that he would just like to see this project developed.

Bobinsky mentioned that the original plan had modifications to Tri City Road and cubing on High Street.

Chamberlin stated that was when the development of Key Auto was in the picture but they no longer are. Stated that they will have to relook at that.

Saunders stated that Kevin Walker with the John Flatley group said that this project would take care of the upgrades.

Bobinsky stated that there is a pavement moratorium on High Street that expires in October 2019.

Robidas asked Saunders to check to see when the current extension expires.

Saunders stated that she will look into that but final plans still need to be submitted.

Hoyle stated that he would like a fire hydrant placed toward the middle of Building #3. Stated that they don't want to have to run the hose across the street.

Saunders asked the Committee if they wanted the applicant to come back to the SRTC for further review.

General agreement that it can go right to the Planning Board.

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

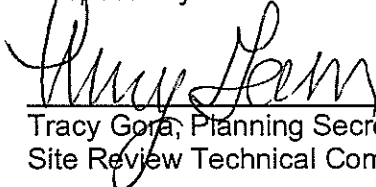
None.

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

Seconded by Robidas. Motion carried unanimously.

Meeting adjourned at 11:29 am.

Respectively submitted:

  
Tracy Gora, Planning Secretary  
Site Review Technical Committee