

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
NOVEMBER 7, 2018**

MEMBERS PRESENT: Shanna B. Saunders, Chair, Keith Hoyle, Mike Bobinsky, Tim Metivier, Paul Robidas and Scott McGlynn.
MEMBERS ABSENT: Tim McLin.
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.
There were no minutes available to be voted on today.

2) **OLD BUSINESS**

A) Any old business that may come before the Committee.
None.

2) **NEW BUSINESS**

A) Terrascape Park, LLC is seeking review of architectural plans for a new building on property located at 203 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 44, Lot 24, SITE #05-2008.

Saunders stated that this site plan was approved in 2008 much of the work has been done so they can continue building. Stated that all the infrastructure is in and this is building two. Stated that a note from the original approval indicated that the architecture of all the buildings moving forward be reviewed.

Chad Kageleiry, property owner with Summit Land Development addressed the Committee and stated that he will own the new building to be used by the VA. Referred to the plans and showed where the existing building it and where the new one will be. Stated that they are going to utilize the existing road and parking lot. Stated that the stubs for the utilities are already installed and will just be run to the new building. Stated that everything that is underground is already complete now and that they will use the existing drainage system. Stated that the only thing to do is build a new building.

McGlynn confirmed that water has been stubbed.

Steve Haight with Civilworks represented that applicant and addressed the Committee. Stated that the water comes off Route 108 and that it has been stubbed.

McGlynn stated that they need two water lines-one for domestic and one for fire.

Kageleiry stated that the water and gas are not run to the new building but is stubbed on the property.

McGlynn stated that they need to apply for water connection permits.

Kageleiry stated that they have already done that.

Saunders stated that the domestic water line will need to be two inches.

Hoyle stated that the hydrants are already there and the building will be sprinklered so he doesn't have any issues. Mentioned that the building won't have 365 degree access.

Kageleiry stated that this was originally designed for medical offices. Stated that if the building was bigger they would have 365 degree access.

Hoyle stated that he is not asking for it but was just wondering.

Metivier asked which phase of the project this is.

Saunders showed on the plans.

Metivier stated the footprint of the building changed and seems to overlap into phase 2.

Kageleiry stated that he doesn't think it burdens the land any.

Metivier stated that he just wants to make sure it is not an issue.

Saunders stated that she doesn't think it will be an issue and that it actually aligns the building better.

Metivier stated that the architectural plan shows the building having a gable end entrance. Asked what the distance is to the parking stalls.

Kageleiry stated that it is about 45 feet.

John Tuttle with TW Designs addressed the Committee and stated that this building is the VA's prototype and they want to keep this style. Stated that they are okay with parking.

Smith-Kenyon asked why the VA is coming here.

Kageleiry stated that they are doubling in size. Stated that this will be more modern and is a new prototype.

Metivier stated that they are under-spaced now.

Kageleiry stated that the market is pushing them.

Metivier stated that any more of his concerns can be handled at the building permit stage. Stated that he was concerned with the distance to parking but that it is compliant.

Kageleiry stated that the design is the VA's request.

Metivier asked about the dumpster.

Kageleiry stated that they will share the existing dumpster.

Smith-Kenyon asked how changing the placement of the building will impact the roadway and is already planned out.

Kageleiry showed on the plans and stated that the road is already built. Stated that a bike rack will be installed.

Saunders stated that the building lights have to be downcast and fully shielded.

Bobinsky asked if there is any impact on the entrance in terms of traffic.

Saunders stated that they will need to resubmit a NHDOT driveway permit.

Bobinsky asked if there will need to be any traffic adjustments.

Saunders stated that traffic adjustments were made as part of the original approval. Read the following suggested conditions of approval:

1. An amended driveway permit application shall be submitted to the NHDOT for review;
2. All lighting shall be downcast and fully shielded; and,
3. Domestic and fire lines shall be tapped separately.

Hoyle made a motion to **approve with the conditions** as read by Saunders.

Seconded by Bobinsky. Motion carried unanimously.

Haight stated that the NHDOT has been running slow with reviewing driveway permits.

Saunders asked that they keep the City in the loop on review during the building permit.

Saunders asked if there is a need for a preconstruction meeting.

Bobinsky stated that he had some things he would like to go over but the rest of the Committee was all set.

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 11:03 am.
Respectively submitted:

Tracy Gora, Planning Secretary
Site Review Technical Committee

