

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
OCTOBER 17, 2018**

MEMBERS PRESENT: Ron LeHoullier, Chair, Harold Guptill, Vice Chair, Dave Witham, City Council Representative, Bob Belmore, City Manager, Jeremy Rhodes, Paul Robidas, Chris Horton, Mark Fearis, Alternate and Jason Barry, Alternate.

MEMBERS ABSENT: Jameson Small.

STAFF PRESENT: Shanna B. Saunders, Director of Planning and Community Development and Tracy Gora, Planning Secretary.

The meeting was called to order at 6:35 pm.

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

1) APPROVAL OF MINUTES

Motion: Guptill moved to accept the minutes of the workshop meeting of September 19, 2018.

Seconded by Fearis. Motion carried with a 5-0-3 vote with Belmore, Rhodes and Robidas abstained.

Saunders stated that there are some inconsistencies with the minutes that need to be worked out and asked that the minutes be put on the table.

Motion: Witham moved that the minutes of the meeting of September 19, 2018 be tabled.

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

2) COMMITTEE REPORTS

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

See attached report.

Witham referred to the SRTC report and asked about the Barclay Square project.

Saunders stated that it was a minor site plan that was acted on by the SRTC and doesn't need to be reviewed by the Planning Board. Stated that the plan was actually approved years ago but was not fully completed because the pavement wasn't installed. Stated that there is less pavement with this amendment. Stated that when Subway came before the Planning Board he remembers talking about how people were parking in the rear of the site, which was gravel.

Saunders stated that they have been in violation for parking on the gravel and this was for them to come into compliance.

Minor Field Modification Report

See attached report.

City Council Report

Witham stated that the road resurfacing is well underway and listed what roads are involved. Stated that they are bonding improvements at Maplewood School. Stated that they did get money from Homeland Security.

Strafford Regional Planning Commission Update

Emails are sent out weekly.

Vision 2020 Committee Report

Saunders stated that their next meeting is on October 29, 2018.

3) **OLD BUSINESS**

- A) Calef Auto 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.

Saunders referred to an email from the applicant's engineer asking to remain on the table for more time to work on the application.

Witham stated that at the last Planning Board meeting he asked if a variance will be needed to expand this use.

Saunders stated that staff did determine that the addition of new pavement and the office is expansion of a nonconforming use and would need a variance.

Motion: Witham moved that the request of Calef Auto for a site plan to expand the vehicle sales and to renovate the existing residential structure by adding an office be **TABLED** until the next Planning Board meeting.

Seconded by Robidas.

Belmore asked if the plan had been approved as complete for review purposes. Stated that there are timeframes and asked if the clock has started.

Saunders stated that she doesn't think a vote was taken but the applicant presented the proposal and the public hearing has been opened. Stated that the applicant asked for continuance.

Witham stated that there was no discussion on if it was complete for review purposes but it wasn't intentional. Stated that it was just an oversight.

Motion passed with a 7-0-1 vote with Belmore abstained.

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

None.

4) **NEW BUSINESS**

- A) Linda Hodgdon and David & Priscille Blaisdell are seeking a lot line adjustment and minor subdivision for properties located at 60 & 64 Stackpole Road, in the Residential Single Family (R1) District, Assessor's Map 36, Lot 45 and Map 20, Lot 07, SUB #06-2018.

Saunders reviewed her memo and stated that this project is in two parts: the first is a lot line adjustment between the two existing lots and the second part is to subdivide Map 36 Lot 45 into two lots. Stated that both lots have access to City water and sewer.

Motion: Witham moved that this application is complete for review purposes.

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

FX Bruton, attorney with Bruton and Berube, PLLC represented the applicant and addressed the Board. Showed the existing lots on the plan and stated that they would like to do a lot line adjustment between the two lots then create one new lot. Stated that these are large lots and the request seems straightforward. Stated that the only issue may be with the installation of a driveway as the sidewalk was moved to this side of the street and was just installed. Stated that they intend to have water, sewer and a driveway cut. Stated that he has been working with DPW Director Bobinsky trying to coordinate for the access point. Stated that the intent is to stub the water and sewer and make the change to the sidewalk next spring. Stated that he feels that all the concerns have been addressed. Stated that Stackpole Road is going to be repaved so there will be a five year moratorium.

Witham stated that his only concern is the sidewalk issue.

Belmore stated that he is not clear and asked if the sidewalk will be disturbed and cut into.

Bruton stated that yes; the sidewalk would be lowered where the driveway would be for access.

Belmore stated that he thinks this would need a condition of approval that Council vote on that as improvements on the public road.

Bruton stated that they haven't talked about this as being part of the roadway.

Belmore stated that his interpretation is that it is for all City infrastructure in the right of way.

Bruton stated that this would be a permanent change which is different than a cut into pavement where it is going to be reconstructed.

Belmore stated that he doesn't think there is a difference.

Horton stated that he has no issues with the lot line adjustment part of the application and **moved** to **approve** that portion.

Witham stated that this may or may not require a vote of the Council and concerned with a condition of approval for that.

Fearis asked about the area of the driveway that is to be removed.

Bruton stated that it is just to form a straight line.

Fearis stated that he would move the line to the right.

Matt Fagginger-Auer with Doucet Survey, Inc. addressed the Board and stated that he reviewed this with the applicant and this is what they want to do.

Motion: Belmore moved that the request of Linda Hodgdon and David & Priscille Blaisdell for a lot line adjustment and minor subdivision be **TABLED** until the November Planning Board meeting.

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

B) 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**

Horton stated that there are still old light poles in the sidewalks on Indigo Hill Road and asked if there is any resolve for that.

Witham stated that it was discussed at Monday's Council meeting. Stated that there are other pole throughout the City and that they are trying to work with the utility company on it.

LeHoullier asked for follow up on his question if businesses going into the Mill have to get a Special Exception from the City first.

Saunders stated that a couple of businesses went into the Mill that the Zoning Ordinance required that they get a Special Exception from the City first. Stated that some uses are allowed by right and don't need extra approvals.

Motion: Robidas moved to adjourn the meeting.

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

Meeting adjourned at 7:00 pm.

Respectfully submitted:



Tracy Gora, Planning Secretary
Somersworth Planning Board