

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
OCTOBER 3, 2018**

**MEMBERS PRESENT:** Keith Hoyle, Tim McLin, Tim Metivier, Paul Robidas, Scott McGlynn and City Engineer Gary Lemay for Mike Bobinsky.

**MEMBERS ABSENT:** Shanna Saunders, Chair.

**STAFF PRESENT:** Tracy Gora, Planning Secretary.

**OTHERS PRESENT:** Dale Smith-Kenyon.

The meeting was called to order at 10:30 am.

1) Approval of meeting minutes.

**Motion:** McGlynn moved to approve the minutes of the meeting of September 12, 2018. Seconded by McLin. Motion carried with a 4-0-2 vote with Metivier and Lemay abstained.

2) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

A) The Barclay Square Condominium Association is seeking an amendment to SITE #11-2007 to construct a rear parking area on property located at Barclay Square, in the Commercial Industrial (CI) District, Assessor's Map 47, Lot 06, SITE #11-2007.

**Public hearing opened 10:31 am.**

**Geoff Aleva** with Civil Consultants represented the applicant and addressed the Committee. Stated that they want to make revisions to and complete the plan to expand the parking to the rear of the property, which was originally approved in 2004. Stated that some of the drainage was completed but the pavement was never installed. Stated that with the revision they will have less pavement than what was originally approved. Stated that 50 parking spaces will be added.

**Public hearing closed 10:36.**

Metivier asked if the gutter installation was part of the original plan.

Aleva replied yes and stated that in the plans he submitted is page SP2 which was the original site plan that was done by Trittech Engineering. Pointed out the gutters on that plan.

Metivier asked if the existing pavement will need to be opened up.

Aleva replied yes and stated that there will be some excavation of pavement. Stated that they will make the connection then patch and pave it.

Metivier asked if they are only re-paving the existing part of the lot where the disruption takes place or if they are re-paving the entire thing.

Aleva stated that they are still looking at the cost for that. Stated that the new pavement will not go all the way to the rear property line. Stated that there will be more parking spaces than with the 2004 plan because this is a more efficient layout.

Robidas asked if the plan is to have employees park there.

Aleva replied yes.

**Harold Guptill**, President of the Barclay Square Condo Association addressed the Committee and stated that the intent is to replace the paving at the rear of each building.

Lemay asked what type of vehicles will park there and what spurred the increase.

Aleva stated that on a busy day, there is not a lot of room for visitors to park so they are parking on gravel and wedging vehicles in. Stated that they now have the funds and are ready to move forward with the project.

Lemay asked if there are oversized vehicles that park back there now.

Aleva replied yes.

Robidas asked if this needs to go before the Planning Board.

Hoyle replied no and stated that the SRTC can act on it.

Robidas stated that this will neaten up the property.

Lemay stated that there will be an increase in maintenance needed for the detention pond.

Aleva stated that they will have a plan for maintenance. Stated that now it is mowed during the summer and they have good sand.

Metivier stated that he doesn't want to see scrub brush growing in there.

Aleva stated that it will be mowed.

Hoyle asked if there will be granite curbing.

Aleva stated that there will be two traffic islands and they will have granite curbing.

Hoyle asked about parking lot trees.

Aleva stated that they have two internal trees and some perimeter trees so he hopes that is addressed.

Hoyle stated that four internal trees and 13 perimeter trees are required.

Aleva stated that they will have two internal trees and more than 13 trees around the perimeter.

Hoyle stated that the trees have to be native. Stated that lights need to be downcast and fully shielded. Read the suggested conditions of approval.

**Motion:** Robidas moved that the site plan amendment request for Barclay Square Condominium Association be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. Granite curbing shall be used for traffic islands per Section 11.4.b.iv of the Site Plan Review Regulations;
2. There shall be 2 internal parking lot trees and 15 perimeter shade trees per Section 11.4.b.viii of the Site Plan Review Regulations;
3. Please submit a list of the species of trees that will be used on this site. The tree shall be native (please see Exhibit B in the Site Plan Review Regulations); and,
4. All lighting shall be down lit and fully shielded.

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

B) 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.

**Matt Fagginger-Auer** with Doucet Survey, Inc. represented the applicant and addressed the Committee and stated that the proposal is for a lot line adjustment and to create a new lot. Stated that all three lots will meet all the zoning requirements and will be on City water and sewer. Stated that the intent is to apply for a driveway permit and put in water stubs before paving gets done on Stackpole Road.

Lemay asked if there is a timeline to build a new home there.

Fagginger-Auer stated that he doesn't know if there is a timeline but the intent is not to build immediately.

Lemay confirmed that the applicant wants a curb cut and to stub for water before the five year pavement moratorium.

Metivier stated that it is unusual for a driveway permit to be applied for without a building permit for a new home.

**FX Bruton**, Attorney with Bruton & Berube represented the applicant and addressed the Committee. Stated that he spoke with DPW Director Bobinsky and made it sound like this made more sense or they would be stuck for five years.

Metivier stated that the sidewalk was just put in.

Bruton stated that changes to the sidewalk will be permanent and will look good. Stated that they just don't want to be stuck for five years.

Metivier stated that putting the curb cut in could restrict design opportunities.

Bruton stated that they will look at that before they go to the Planning Board.

Lemay stated that the sidewalk restoration work will have to be careful since it was just built.

Metivier stated that the driveway permit phase of the process is when the address for the property gets issued.

Bruton stated that they will try to determine the actual location of the home and driveway.

McGlynn stated that he thinks the road is being paved this year.

Bruton stated that it might be pushed off until spring because of timing.

McGlynn stated that the deadline to get the water service in is November 15 and there is an application process that has to be done first.

Bruton stated that there is a small piece of property that was supposed to be conveyed to the City ten years ago when the land was bought for the school but it never happened. Stated that they are hoping to get that cleared up.

McGlynn asked the applicant to consider a trenchless install; weather permitting.

Lemay suggested that for gas also, which is on the other side of the road.

Bruton stated that he will talk with his applicant about that.

Robidas stated that it makes sense to do this now and stated that he is in favor of it.

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

None.

**Motion:** Robidas moved to adjourn the meeting.  
Seconded by McLin. Motion carried unanimously.  
Meeting adjourned at 11:02 am.

Respectively submitted:



Tracy Gora, Planning Secretary  
Site Review Technical Committee