

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
SEPTEMBER 12, 2018**

MEMBERS PRESENT: Shanna Saunders, Chair, Keith Hoyle, Mike Bobinsky and Scott McGlynn.
MEMBERS ABSENT: Tim Metivier, Tim McLin and Paul Robidas.
STAFF PRESENT: Tracy Gora, Planning Secretary.
OTHERS PRESENT: Dale Smith-Kenyon.

The meeting was called to order at 10:34 am.

1) Approval of meeting minutes.

Motion: Bobinsky moved to approve the minutes of the meeting of August 1, 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) David Saunders is seeking conceptual review of an 11-lot single family residential subdivision for property located at 271 High Street, in the Residential Duplex (R2) District, Assessor's Map 15, Lot 16A.

Christian Smith with Beal's Associates represented the applicant and addressed the Committee. Stated that they are here today and going to the Planning Board next week for a conceptual review of this subdivision plan that was originally approved in 2006. Stated that the 2006 subdivision plan was recorded but never built out and the plans are all from the 2006 codes. Stated that he has review the drainage calculations that are used today and that all of the original drainage will still work. Stated that an E1 sewer system was approved and that water stubs were installed so they will not have to disturb the new pavement on High Street.

Smith-Kenyon referred to the stand alone page of the plans and asked what wetland boundary is shown.

Smith stated that it is the 100-foot wetland boundary.

Saunders stated that just a portion of the street is in the 100-foot wetland buffer.

Smith stated that they did get a conditional use permit with the original approval.

Hoyle stated that there is a fire hydrant at the end of the cul-de-sac so he has no issues.

Bobinsky asked about the E1 sewer system for each house.

Smith stated that each lot will have a deed restriction and that there are ejector pumps for each house based on elevations of the homes and the street.

Bobinsky stated that he is not sure if water connections have been paid but that if they haven't it will be part of the approval process. Stated that in addition, there will be individual home connection fees. Stated that items will need to be submitted to the State DES.

Smith stated that he is not sure if the development will have more than 5000 gallons per day. Stated that originally there was capacity for that but that was years ago.

McGlynn stated that even if water fees were paid in the past, they will need to go through the application process before they can begin work.

David Saunders, property owner, addressed the Committee and confirmed that there will be water connections fees for each house.

McGlynn confirmed and stated those fees get paid during the building permit application process.

Smith-Kenyon stated that some of the properties have their rear lot line going into the wetland buffer. Asked if there will be easements or protection there.

Smith stated that the wetland boundary will be clearly marked.

S. Saunders stated that they will have go before the Conservation Commission for a conditional use permit review. Asked that the wetland boundary be shown on all the plans. Asked about the length of the cul-de-sac.

Smith stated that the length is 650 feet.

S. Saunders stated that the cluster subdivision allows for 8000 square foot lots. Asked that the plans show more calculations.

Smith stated they can add that to the plans. Stated that he doesn't think a lot has changed from the original approval.

S. Saunders asked that the setback information be fixed on sheet 1 of 9.

Bobinsky asked if the plan is to have the road be public.

Smith replied yes and stated that it how it was originally approved.

McGlynn stated that sheet 4 of the plans mentions a water line for possible future expansion and asked about that.

Smith stated that there is a strip of land on the side that was separately owned and there was a question on if it would even get used. Stated that it is a possible road in the future to go to the parcel in the back.

Bobinsky asked about landscaping and treatment of the cul-de-sac because typically they are used for snow storage. Stated that he would like detail on how it will be maintained in the future.

S. Saunders stated that there will be a homeowner's association because of the open space.

Bobinsky stated that he would like to see that land in the cul-de-sac privately maintained.

S. Saunders stated that this is going to next week's Planning Board meeting for conceptual review.

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


None.

Motion: Hoyle moved to adjourn the meeting.

Seconded by Bobinsky. Motion carried unanimously.

Meeting adjourned at 11:00 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee