

**SOMERSWORTH PLANNING BOARD
MINUTES OF SITE WALK
MAY 18, 2011**

MEMBERS PRESENT: William Sweeney, Chairman, Bob Belmore, City Manager, Dan Proulx, Paul Robidas, Erwin Grant and Paul Maskwa, Alternate.
MEMBERS ABSENT: Anthony Delyani, Vice Chairman, Dave Witham, City Council Representative, Ron LeHoullier and Matthew Durkee.
STAFF PRESENT: Dave Sharples, City Planner and Tracy Gora, Planning Secretary.

The site walk began at 5:00 p.m.

The Board started the site walk at the southeast corner of the site.

Chris Berry of Berry Surveying & Engineering addressed the Board and stated that much of the plants and vegetation will be removed. Stated that the sidewalk will be improved and pulled away from the utility pole. Showed where the tree box filter will be installed on this side of the lot. Pointed out the difference in grade.

Sharples asked about the transition.

Berry stated that it will tip down at the entrance and that there is a lot of water that comes off the hill. Stated that there will be a new manhole.

Grant asked about the existing retaining wall.

Scott Coruth of Coruth Design Architects addressed the Board and stated that retaining wall will be patched and repaired as needed. Stated that there will be townhouses in the new structure.

Berry stated that the parking that was freed up down Elm Street will be for residents and the commercial units.

Sweeney mentioned that with 15 units there could potentially be 30 to 40 vehicles in this area.

Coruth stated that the commercial uses will be professional 9-5 type businesses so there will be some shared parking. Stated that there is existing parking on Washington Street. Stated that, not including the Plaza, there are 44 spots available.

Maskwa verified that the only known business is a Laundromat.

Coruth concurred.

Sweeney stated that people's vehicles will be staying parked on site if they are using public transit. Asked what the surrounding area is zoned.

Sharples replied Business (B).

Sweeney stated that there could potentially be more businesses in this area someday.

Coruth stated that it is a high-density district.

Berry stated that the sidewalks will be removed and replaced and will have curbing.

Maskwa asked if there will be steps into the building.

Berry replied no and stated that they will just be using the existing front door.

Coruth stated that there will be a new retaining wall on the northwest side of the property.

John Diccio, owner of property at 4 Somersworth Plaza and 125 Main Street addressed the Board. Stated that he has concerns with drainage on this area.

Jim McLin, owner of 3 Somersworth Plaza and 286 High Street addressed the Board. Stated that he feels that this project is a go ahead for the City. Stated that the applicant was a successful business owner in Manchester, NH. Stated that he works hard and is a go-getter. Stated that this will be a big asset to the City and will help with taxes. Stated that as a resident, he supports this proposal.

Sharples showed where the new building will be constructed and mentioned the proximity of the utility lines.

Coruth stated that they will probably shuffle the utility lines. Stated that the commercial uses will be accessed from Washington Street. Stated that the grading of the sidewalk will be taken care of.

Sweeney mentioned that they are proposing to put in a Laundromat next to an existing one. Asked what the hours of operation will be.

Daniel Leap, property owner, addressed the Board and stated that he doesn't know what the hours of operation will be but that it will not be open 24-hours a day.

Coruth stated that the lighting on the site will be dark-sky compliant without a lot of spread and that they will use historic fixtures.

Berry stated that when they do work in the right of way, it will be one large trench and one patch. Stated that there will be a new sidewalk and that they will loam and seed the area.

Coruth stated that the road will be narrowed up a little.

Sweeney asked who will maintain the grass area.

Berry stated that the City will maintain.

Sweeney asked if the City is aware of having to mow the area.

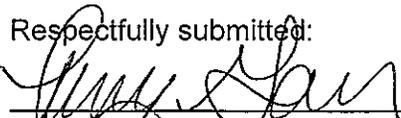
Belmore stated that the maintenance should be up to the property owner.

Sweeney suggested putting the sidewalk on the edge of the road instead of having green space between the sidewalk and the road.

Berry stated that the crosswalk should be moved down and that tip-downs should be installed.

Site walk adjourned at 5:33 p.m.

Respectfully submitted:



Tracy Gofa, Planning Secretary
Somersworth Planning Board