

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
JUNE 1, 2011**

MEMBERS PRESENT: Dave Sharples, Steve Smith, Tim Metivier and Tim McLin.

MEMBERS ABSENT: Fred Butts, Imants Millers and Erwin Grant.

STAFF PRESENT: Tracy Gora, Planning Secretary.

Sharples called the meeting to order at 10:18 am.

Motion: Metivier moved to accept the minutes of the meeting of May 4, 2011.

Seconded by McLin. Motion carried unanimously.

1) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

A) Georgianna Roberts-Maher and Anthony Kurlovich are seeking minor subdivision approval for a two-lot subdivision on property located at 93 Cole's Pond Road, in the Residential Single Family (R1) District, Assessor's Map 50, Lot 13, SUB #01-2011.

Sharples stated that this item was put on the agenda as a minor subdivision application but that he feels this is a major subdivision application.

Art Nickless of Norway Plains Associates, Inc. represented the applicant and addressed the Committee. Stated that the property got a variance to create two lots without having required frontage on a City street. Stated that the frontage of the lots are on Blue Heron Drive, which is a private road. Stated that this would create two lots that would be about 1.3 acres in size. Stated that they would tie into the municipal water supply, where there is an existing two-inch line.

Smith stated that it may be a one-inch line.

Nickless stated that they want to extend the water main to service these two lots and that a fire hydrant will be installed. Stated that any future subdivision would come off Rocky Hill Road. Stated that the issue is the road. Stated that Steve Fermanis, a member of the Kurlovich Trust, had his son build a house in this area and that at that time, improvements were made to the road. Stated that the area washes out and that there needs to be a culvert.

Sharples stated that he is concerned with the road. Stated that his position is that the applicant had to go before the ZBA to create lots without required frontage on a City

street. Stated that Fermanis mentioned not paving the road but that the City's Subdivision Regulations require the road to be built to specifications. Stated that with this plan he doesn't see road details, stormwater management, grading and that a conditional use permit hasn't been applied for.

Nickless stated that the applicant feels that the variance was so that he didn't have to upgrade the road.

Sharples stated that he informed the applicant that that is not what the variance was for. Stated that the applicant is going to need a wetlands permit. Stated that there are a lot of things that need to be done and if he doesn't want to do them, then he needs a host of waivers. Stated that the applicant can appeal this decision.

Nickless stated that he has been working with Fermanis throughout this process.

Sharples stated that he has been clear on this many times.

Nickless asked that the City send a letter explaining that the road will have to be upgraded so that he can go over it with Fermanis.

Sharples stated that the floating lot already existed and was deeded off. Looking at the plan stated that there is space left between the two proposed lots and that he doesn't know what that is for.

Nickless stated that it is just to leave room so the lots are not crowded. Stated that the overall plan shows that there is no need to put a road there.

Sharples stated that he would be shocked if the Planning Board doesn't ask for a conceptual plan, as mentioned in the Subdivision Regulations.

Nickless stated that if there was to be any development in the future then it would come off of the other side of the lot but they aren't thinking about doing that. Stated that there are a lot of wetlands on the property.

Sharples stated that he told Fermanis that the variance essentially just enables the application to go through the Planning Board process.

Nickless stated that the variance really just allows the road to stay private.

Sharples stated that the Subdivision Regulations still apply even with the variance. Stated that he is not sure if the applicant and the Committee are to the point of getting to the details of the proposal. Asked if the topo is from the City's GIS.

Nickless replied yes and stated that if they do a street design then they will do on-site topo.

Sharples stated that this application will likely be forwarded to CLD Engineering for peer review. Stated that he will not site the fine points but that the general feeling is that this is incomplete. Stated that waiver requests can be submitted or he can appeal.

Metivier pointed out that the gradient lines on the plans are incorrect and that this was listed as a two-lot subdivision when it is actually three.

Sharples stated that he is going to change this to a major subdivision because it involves a street and the extension of utilities. Stated that the SRTC can be flexible with submittal deadlines and will try to be accommodating.

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

Smith referred to a memo he received from Public Works Director Tom Willis about a property at 215-217 High Street owned by Routhier. Stated that Routhier would like to tie into municipal water and sewer when the City does work on High Street.

Sharples stated that he is not sure what would need to be done. Stated that there are no plans for what he wants to do for development or anything.

Smith stated that they ran stubs for future development across from Cumberland Farms and that is what Routhier wants to do here.

Sharples stated that the development across from Cumberland Farms had approved plans but that this doesn't.

Smith stated that he doesn't know if there would be a sprinkler requirement at some point.

Sharples stated that it sounds like he wants to oversize it "just in case". Stated that the City should be careful when doing that because they don't want it to implicate something in the future. Stated that the City is going to do upgrades to High Street after the school year ends.

Metivier mentioned that SRTC meetings conflict with Department Head meetings and asked if the SRTC meetings can be moved to work better for staff.

Sharples stated that usually the only issue is with the Fire Chief.

Public Works Director Tom Willis joined the meeting.

Willis stated that the City is going to go to bid for engineering services and asked if the City is going to want them to attend SRTC meetings.

Sharples stated that they use CLD Engineers for site plan and subdivision applications and the responsibility is on the applicant.

Willis stated that his experience has been that the engineers do their review and their comments get read at meetings so they become part of the permanent record.

Sharples stated that it might work and that the City wouldn't have to pay them to attend the meetings.

Willis stated that he thinks Sharples can get a handle quickly on the impact of a project.

Metivier asked if the meeting times should be adjusted.

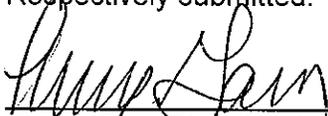
Sharples stated that he will look into it.

Motion: Metivier moved to adjourn the meeting.

Seconded by McLin. Motion carried unanimously.

Meeting adjourned at 10:49 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee