

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
AUGUST 3, 2011**

MEMBERS PRESENT: Dave Sharples, Steve Smith, Tim Metivier, Fred Butts, Tom Willis, Tim McLin and Imants Millers.

MEMBERS ABSENT: Erwin Grant

STAFF PRESENT: Tracy Gora, Planning Secretary.

Sharples called the meeting to order at 10:15 am.

Motion: McLin moved to accept the minutes of the meeting of June 1, 2011.

Seconded by Smith. Motion carried 5-0-1 with Willis abstained and Millers not yet in attendance.

1) **OLD BUSINESS**

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

None.

2) **NEW BUSINESS**

A) Label Tech, Inc. is seeking site plan approval to construct a new building with associated site improvements on property located at 24 Interstate Drive, in the Industrial (I) District, Assessor's Map 58, Lot 6H, SITE #02-2011.

Geoff Aleva of Civil Consultants represented the applicant and addressed the Committee. Stated that the application is for a 20,000 square foot building for a manufacturing expansion off Interstate Drive. Stated that the new building would be off the rear of the existing building and that it will be used to streamline the manufacturing process. Stated that new employees will be added. Stated that currently delivery trucks get jumbled at the loading docks but two new loading docks will be added with this project. Stated that there will not be a large increase in truck traffic so they are requesting a waiver from supplying a traffic analysis. Discussed drainage and stated that they are going to need a Conditional Use Permit because of the disturbance in the 100-foot buffer because of clearing and grading. Stated that because of the Building Code, the new building will need to be sprinklered, however, the existing building is not. Stated that a new water line will come down the eastern side of the property. Stated that there are no plans for a bathroom or break room in the new building and that it will just be for manufacturing space.

Willis stated that he doesn't see a reference for the sewer line and asked if it is on sewer.

Aleva replied yes and stated that there will be no bathroom in the new building.

Willis stated that the sewer needs to be shown on the plan.

Aleva stated that he has old plans and asked Willis if he can look through his plans.

Willis replied yes and told him to make an appointment.

Willis stated that the proposal is to add one acre of impervious surface and they are proposing creating an infiltration basin. Asked how they can be adding impervious surface but only creating a basin structure.

Aleva stated that they are breaking even or having a slight decrease. Stated that the infiltration areas have enough capacity and that each pond will hold a two-year storm.

Willis asked how the overflow will be identified. Stated that it looks like a tripping hazard or something that could be hit by a lawnmower.

Aleva stated that there will be one at the back of the property but that no one really goes back there. Stated that he can put up bollards by the other one but that there haven't been any problems thus far.

Willis asked if it will be maintained.

Aleva replied yes and stated that they may let nature take its course for the one in the back but that the other one will be manicured.

Willis stated that they are going to need a fair amount of loam and that the permeability tests should be on that.

Aleva stated that they will need at least six inches.

Willis stated that he doesn't see treatment or a swale for the discharge from the basin in the back.

Aleva stated that the flow is very small and that there should be a riprap apron.

Butts asked about the water line for the sprinkler.

Aleva stated that it is two inches but that he'll have to see if it is enough.

Butts stated that it probably isn't.

Sharples asked about a fire hydrant.

Aleva stated that it is shown on the existing conditions plan.

Butts stated that he would like to see a hydrant in the back.

Aleva stated that he will show one where the turn is.

Butts stated that he needs a sprinkler plan.

Aleva confirmed that they just need to have one-hour rated doors.

Metivier stated that both doors need to be one-hour rated.

Sharples stated that the sprinkler plans need to be sent to SFC

Metivier stated that that is done during the building permit phase.

Aleva confirmed having a fire hydrant within 100 feet of the entrance to the building.

Smith stated that there needs to be independent shut-offs.

Millers stated that he doesn't see any major problems but that he will look at it when it goes before the Conservation Commission.

Metivier stated that the applicant applied for a waiver for having to submit building elevations but that he doesn't agree with the request. Stated that he would like to see where the mechanicals will be, what the pitch of the roof will be and the shedding of snow, among other things.

Aleva stated that the high end of the building will be on the parking lot side so the snow goes toward the back of the building. Stated that he didn't supply elevations because he is requesting a waiver.

Metivier asked where the emergency egress will be located.

Aleva stated that there is one door on the side but that they may need to add more doors.

Metivier stated that there needs to be discharge at the rear of the building.

Aleva stated that the idea is to have no doors going directly to the back because of snow slide.

Metivier stated that the soils are not great for the integrity of the slope.

Aleva stated that there will be a drop in the foundation of the building because of the slope.

Metivier asked if there will be mechanicals.

Aleva stated that he is sure there will be but he is unsure of where.

Metivier stated that it was mentioned that there won't be any bathrooms and asked what the length of travel is from the nearest existing bathroom to the new building.

Aleva stated that he is unsure.

Metivier stated that there are distance regulations and that depending on the length of travel, there may be a need to waterlines. Stated that he needs floor plans to help determine that. Stated that he doesn't see a bike rack on the plans.

Aleva stated that there should be one and that he will add it to the plans.

Sharples stated that the architectural elevations may not show grading because it would just be the building and materials. Asked if Metivier would require it at the building permit stage.

Metivier stated that it may change the needs of the site plan.

Sharples clarified what section of the Site Plan Regulations the applicant is requesting a waiver from regarding appearance standards.

Willis stated that there is a 2 to 1 slope and that there are very sandy soils. Stated that the snow will be sheeting off the roof and asked what kind of erosion protection there will be.

Aleva stated that it is 4 to 1 and that he has erosion control.

Metivier asked if there is erosion control in place already.

Aleva stated that they put up a silt fence and that it is shown on sheet C1. Went over the timeline of the process thus far.

Sharples stated that there is a discrepancy from what the plans show as the tree line and what he paced off onsite.

Aleva stated that note 3 of the plans indicate that the fieldwork was done on June 2.

Sharples stated that there is a lot of gully erosion, which is deep. Stated that there is nothing growing on the existing site.

Aleva stated that the area will be mixed with soils and that the stormwater plan includes property maintenance.

Sharples asked if there is any known environmental factors, odors or noise.

Aleva replied no. Stated that the process that is used is that the ink gets set through UV light and that noise can't be heard from the outside.

Sharples asked to show all utility connections and the luminary schedule on the plans.

Aleva stated that there will be no mounted pole lights.

Sharples asked Aleva to describe the proposed parking.

Aleva stated that they are planning for new employees but that the parking lot doesn't get filled now.

Sharples asked if it will trigger accessible parking spaces

Aleva stated that he doesn't think so.

Sharples asked if it is anticipated that large trucks will park on the pavement.

Aleva stated that the owner says no.

Sharples stated that they need to supply the estimated water usage and that they will need to request a waiver from the tree point system. Stated that the 50-foot vegetated buffer needs to be flagged. Stated that he will go out to the site after this meeting. Stated that the landscaping plan looks great and that he doesn't have a problem with the waiver request regarding that. Sharples stated that the Planning Board likes to know what the SRTC thinks about waiver requests and that they are requesting waivers from appearance standards, landscape plan and the traffic impact analysis.

The SRTC had no issues with any of the waiver requests.

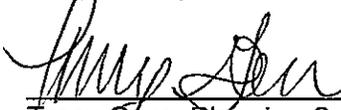
B) Any other new business that may come before the Committee.

Motion: Butts moved to adjourn the meeting.

Seconded by Willis. Motion carried unanimously.

Meeting adjourned at 11:05 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee