

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
SEPTEMBER 7, 2011**

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

**MEMBERS ABSENT:** Erwin Grant.

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

Sharples called the meeting to order at 10:17 am.

**Motion:** Millers moved to accept the minutes of the meeting of August 3, 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) Rymes Heating Oils, Inc. on behalf of Comtois, Newton and Leduc, is seeking site plan approval for a new LPG business on property located at 367 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48, Lot 22A, SITE #03-2011.

**Chuck Cosseboom** represented Rymes Heating Oils, Inc. and addressed the Committee. Stated that they are looking to have a retail facility on Route 108. Stated that there is not a lot of work needed to change the site and that the existing foundation will be used with a new building. Stated that there will be an LP storage tank and a fenced area for truck parking.

Metivier asked what the distance is from the LP tanks to the property line.

Cosseboom replied 25 feet.

Sharples stated that the Fire Chief feels that it needs to be 50 feet from the property line. Stated that setbacks can change.

Cosseboom stated that that might be the local interpretation. Stated that it just needs to be 25 feet on his side because there is 25 feet on both sides of the property line.

Sharples asked what would happen if the regulations change to zero setbacks for density, for example.

Metivier verified that the new building will be a wood structure with a sloped roof.

Cosseboom stated that it will be a really simple building with a gable end facing the road. Stated that the roof will be recessed and that the building will be stick built.

Sharples asked what the pitch of the roof will be.

Cosseboom stated that he thinks it is six.

Sharples mentioned that the appearance standards in the Site Plan Regulation call for a steep roof.

Metivier asked if they are using existing utilities.

Cosseboom replied yes.

Metivier asked if there is an expected increase in utility usage.

Cosseboom replied no and stated that he thinks it will be less.

Metivier asked if there will be retail sales as well.

Cosseboom stated that customers will pay bills and that they will have heaters.

Metivier asked if they will be filling cylinders.

Cosseboom replied no.

Smith stated that everything with water is fine. Stated that there is a three-quarter inch service and that there is already backflow.

McLin stated that he has no comments.

Cosseboom stated that they have a fire engineer who has filed an analysis and can meet requirements. Stated that it would fit if they have to move the tank 25 feet. Stated that the setback is looked at differently in other communities.

Sharples went through the comments that the Fire Chief supplied. Asked about the underground gas line.

Cosseboom stated that it is a buried line and that there used to be a restaurant on the property.

Smith stated that there used to be a propane tank.

Sharples asked if spare tanks will be stored on site.

Cosseboom stated that there will be some in a fenced-in area and that they will up to 500-gallon sized tanks.

Sharples verified that this is all propane.

Cosseboom replied yes and stated that there will be no oil storage.

Sharples stated that the Fire Department wants a Knox Box for the gated area.

Cosseboom stated that he can provide the fire analysis to the Chief.

Sharples stated that he will get a comment letter out next week. Asked if this property is on City sewer.

Smith replied yes.

Cosseboom stated that there was a leach field at some point.

Sharples stated that there isn't much landscaping out there.

Cosseboom stated that a lot of it is in the right of way.

Sharples stated that the Planning Board is going to look for more landscaping than that. Suggested doing more on the north and south corners to frame the site. Mentioned breaking up the chain-link fence.

Cosseboom stated that there are security requirements for the fencing. Stated that the openness of a chain-link fence is needed for propane. Stated that he could add some plantings around it.

Sharples stated that it would soften the area. Stated that this site plan was based off another plan and it says that it is approximate but that we do require a plan that is stamped by a surveyor. Stated that monumentation is required also. Stated that truck parking areas shall be paved so they need to either relocate their proposed truck parking or have it paved. Stated that parking areas can be at least ½ the width of the required setback.

Cosseboom stated that there will be underground power from the utility poll.

Sharples asked if there are any easements on the property.

Cosseboom stated that the property is currently in an estate and that title work is being done.

Sharples stated that a bufferyard needs to be shown on the plans since it abuts a residential use. Asked about utilities.

Cosseboom stated that the utilities are there already.

Sharples stated that the NHDOT driveway permit number needs to be put on the plans. Asked how many employees there will be.

Cosseboom stated that there are two people that work in the office, three driver and two technicians.

Willis asked if there will be propane sales to the general public.

Cosseboom replied no and stated that they have a lot of retailers in the area and that they don't want to compete with them.

Willis asked if this will be strictly propane.

Cosseboom stated that oil trucks will park on the site but that there will be no permanent storage or fixed oil tanks.

Willis confirmed that oil trucks may park overnight and have some oil left in them.

Cosseboom confirmed.

Willis asked how many trucks will be parked there.

Cosseboom replied probably three and that he hopes the business will grow in the future.

Willis asked about the location of the tank.

Cosseboom replied that it is 50 feet from a line that can be built upon.

Metivier referred to NFPA and stated that the requirement is 25 feet.

Cosseboom stated that NFPA recognizes two different points.

Willis asked if they will be using existing connections.

Cosseboom replied yes.

Willis asked the applicant if he is going to purchase or lease the property.

Cosseboom stated that they plan on purchasing the property and that there is a purchase and sales agreement already in place that is contingent on this being approved.

Willis asked if they are planning on utilizing the gravel area and if they are going to improve it.

Cosseboom replied no and stated that it is all gravel now and that it is good the way it is.

Sharples stated that the existing sign is in the middle of the pavement and asked if they plan on using it.

Cosseboom replied yes.

Sharples asked how big the trucks are.

Cosseboom stated that he looked at the radius and that they meet requirements.

Metivier asked if freestanding sign protection requirements are enforceable now.

Sharples stated that he will look in to that.

Cosseboom stated that time is of the essence because of winter. Thanked everyone for their help through the process thus far and stated that it was great to work with Craig Wheeler.

Sharples asked Willis if CLD Engineering review will be needed.

Willis stated that the biggest issue will be about meeting NFPA but that that can be done with the Fire Chief. Stated that the proposal doesn't need to go to CLD Engineers.

B) Community Food Pantry, Inc., on behalf of First Parish United Church of Christ is seeking site plan approval for a storage building on property located at 176 West High Street, in the Residential Single (R1) District, Assessor's Map 48, Lot 01, SITE #04-2011.

Sharples stated that this applicant is going before the ZBA for a variance tonight but that that is totally separate from this review.

**Dave Vachon** from the Community Food Pantry, Inc. addressed the Committee. Stated that this food pantry has been in existence for 20 years and that it has grown. Stated that they store food in different locations and that it is inefficient. Stated that they are looking for a better way to store and distribute food. Stated that they have looked at several places in Somersworth but none of them worked out. Stated that it was suggested that they build a new building on the property to store the food. Stated that there will be a walk-in freezer. Stated that the building will be well screened with trees so there will be minimal impact on the neighbors. Stated that he had an engineer do stormwater calculation. Stated that this would allow them to store all the food in one location. Stated that it would reduce the traffic flow to the Church property and would be more efficient.

Millers stated that he doesn't have any comments on the application.

Metivier asked if they have a lot of foot traffic to the site.

Vachon stated that very few people come on foot or bicycle and that they mostly use vehicles.

Metivier stated that there needs to be a bike rack or they need to request a waiver.

Vachon stated that he didn't include a bike rack because they are not used often but he can add it to the plan.

Metivier asked if the food pantry is open when church is in session.

Vachon replied no and stated that the church has priority.

Sharples stated that this should be an application for a site plan amendment since the church already got site plan approval. Stated that a lot of the items have been addressed already.

Willis stated that he has a minor concern with the location of the proposed building. Stated that it looks like the wooded buffer area takes stormwater from the parking lot and that there is a depression where the new building would be placed. Stated that the depression would be filled in thus pushing stormwater to the south and taking away natural storage. Stated that he thinks there will still be enough capacity.

Vachon stated that the Church trustees raised that concern. Stated that they wanted to put the building closer to West High Street but thought that runoff would be more of an issue there.

Willis stated that there is a steep descent nearby that this area seems flat.

Vachon stated that there would be the same problem no matter where they put it. Stated that the trenches are larger than required to help alleviate problems.

Sharples stated that they will have to move the existing tree line and asked if they considered putting the building at the end of the driveway.

Vachon replied no and stated that they were considering the amount of food that needs to be moved and the distance they have to bring it.

Sharples stated that in the regulations there are bufferyard requirements when a use abuts a residential use, but that he is not sure what this use is classified as. Stated that bufferyard may or may not apply here. Stated that the existing and proposed tree lines need to be shown on the plans.

Vachon stated that they will clear a minimum amount of trees for the foundation.

Metivier stated that it is likely to be at least ten feet of clearing.

Sharples stated that show the extent of clearing on the plans.

Smith and McLin stated that they are all set with comments.

Metivier asked if the building is completely for storage.

Vachon replied yes and stated that the building will not be occupied. Stated that there will be a freezer and electrical service. Stated that it is strictly warehousing.

It was asked if they are willing to have all-season climate control.

Vachon stated that there will be heating in the winter with a furnace. Stated that they currently use a self-storage facility on Route 108 and there is not a lot of cooling. Stated

that there are no plans for a cooling system in the summer. Stated that the food is donated and that they do the best they can and that it moves fast. Stated that it depends on what they get but that everything rotates every couple of months.

Sharples stated that he will send out a comment letter. Asked about signage.

Vachon stated that there will be none.

Sharples stated that the applicant mentioned traffic being reduced and asked him to explain that.

Vachon stated that they currently store the food in two other places and that each week they have volunteers who get the food and bring it to the pantry. Stated that having the food stored directly on site will eliminate that step. Stated that they will have about three deliveries a month.

Sharples mentioned the waiver request from having a boundary plan.

General agreement from the Committee that they have no issue with the waiver request.

Sharples asked if the building will be ADA accessible.

Vachon stated that they did not intend on having it ADA accessible. Stated that the pantry is ADA accessible but the storage isn't. Stated that it is not designed to be suitable for that.

Metivier verified that it wouldn't need to be.

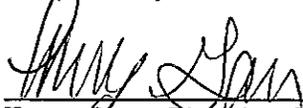
Sharples stated that he will get a comment letter out next week. Stated that they will need to address the comments, make revisions and go to the Planning Board in October.

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

Smith asked about O'Connell's building on Work's Way.

Sharples stated that they got a building permit and that they have 180 days to begin work. Stated that O'Connell's intention is to put up a structure in the fall and make it weather-tight and then finish it in the spring.

**Motion:** Willis moved to adjourn the meeting.  
Seconded by Metivier. Motion carried unanimously.  
Meeting adjourned at 11:20 am.  
Respectively submitted:



Tracy Gora, Planning Secretary  
Site Review Technical Committee