SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
OCTOBER 16, 2013

MEMBERS PRESENT:	**William Sweeney, Chairman, Anthony Delyani, Vice Chairman, Dave Witham, City Council Representative, Bob Belmore, City Manager, Ron LeHoullier, Dan Proulx, Ernest Gallant and Paul Maskwa, Alternate.**
MEMBERS ABSENT:	**Paul Robidas, Chris Cortez, Alternate.**
STAFF PRESENT:	**Dave Sharples, Director of Planning and Community Development and Tracy Gora, Planning Secretary.**

The meeting was called to order at 6:30 pm.

1) APPROVAL OF MINUTES

Motion: LeHoullier moved to accept the minutes of the meeting of September 18, 2013.

Seconded by Gallant. Motion carried with a 5-0-3 vote with Delyani, Proulx and Maskwa abstained.

2) COMMITTEE REPORTS

A) ZBA Report

See attached report.

B) City Council Report

Witham stated that, regarding 11 Pinecrest Drive, it is in a state of disrepair, it is hazardous and the structure should be demolished. Stated that the Council voted to forward an order of demolition to the property owner. Stated that Rochester made a request to Somersworth to supply water to the Amazon Campground and Somersworth made an agreement for that.

C) Site Review Technical Committee Report

Sharples referred to the attached report and stated that there was one applicant, JTF Corp. (Atlantic Mini Storage) looking at add some pavement and four new buildings. Stated that the zone where the buildings would be placed is in the CI district, which doesn't allow that use. Stated that they would need a variance to do the project and that they are deciding on how to move forward.

D) Minor Field Modification Report

None.

E) Strafford Regional Planning Commission Update

None.

F) Vision 2020 Committee Report

Sharples stated that a new banner was designed and ten were recently delivered to the City. Stated that they will be placed around the City.

Belmore asked about what the Committee and the banner stand for or represent.

Sharples stated that the Committee was created a few years ago with the goal of improving the image of the City and making it a vibrant, robust place to live and do business. Stated that the promote improvements to the City and want to achieve that vision by year 2020. Described the banner, which depicts a river with a town in the background.

3) OLD BUSINESS

A) The Pensco Trust Company/William Tsakiris and John & Stephanie Wright are seeking subdivision approval for a lot line adjustment on properties located at 71 & 73 Union Street, in the Residential Multi Family (R3) District, Assessor's Map 09, Lots 156 & 157, SUB #04-2013.

Sharples reviewed his memo (see attached) and stated that the applicant is seeking a lot line adjustment between two properties. Stated that one property is a flag lot but that this change will create two rectangular lots. Stated that this was on the Planning Board agenda last month but that it was discovered that one of the lots is being use as a duplex and that the adjustment would reduce the lot to a nonconforming size. Stated that the applicant went before the ZBA in October and was granted a variance to reduce the lot size. Stated that the application can now be acted on. Stated that no new lots are being created.

Kevin McEneaney with McEneaney Survey Associates, Inc. represented the applicant and addressed the Board. Stated that about 9000 square feet of land will be transferred to the smaller lot. Stated that they got a variance from the ZBA. Stated that 71 Union Street is a single family and 73 Union Street is a duplex. Stated that they are not changing parking in any way.

Witham stated that the request appears to be straightforward.

Sweeney stated that there was a public hearing at last month's meeting but decided to open it again in case anyone was here to speak about the application.

Public hearing opened 6:40 pm.

Public hearing closed 6:40 pm.

Motion: Proulx moved that the request of The Pensco Trust Company/William Tsakiris and John & Stephanie Wright for subdivision approval for a lot line adjustment be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. An electronic plan of the entire property with details acceptable to the City shall be provided prior to recording the Mylar. This electronic plan must be in dwg file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates; and,
2. The monumentation shown on the plans shall be set prior to recording the Mylar.

Seconded by LeHoullier.

Delyani stated that he would like Sharples' view on the duplex lot being smaller then allowed and the inclination to deviate from standards. Stated that he would like a little background on the 20,000 square foot lot area requirement.

Sharples stated that is the required lot area for two units. Stated that typically having more units means needing more land. Stated that this is a flag lot and that they don't use that land. Stated that he thinks it meets the spirit and intent of the ordinance.

Witham stated that would be most concerned with the availability of land for parking and children and that it appears it has it. Stated that he thinks it meets the intent.

Motion carried with an 8-0 vote.

B) Any other old business that may come before the Board.

None.

4) NEW BUSINESS

A) DCM Realty, LLC is seeking site plan approval for salt and fuel storage on property located at 362C Route 108, in the Commercial Industrial (CI) District, Assessor's Map 47, Lot 3B, SITE #06-2013.

Sharples reviewed his memo (see attached) and stated that the proposal is an amendment to a previously approved site plan to allow fuel and salt storage. Stated that they did get a site plan for a contractor's office/storage yard but there was a condition for no bulk salt storage. Stated that he doesn't think that the intent was to prohibit salt storage but that they would need to come back to the Planning Board to have it. Stated that the application went before the SRTC and that NHDES was contacted for the rules on fuel storage. Stated that best management practices apply and that the applicant acknowledges that and will comply with that.

Daniel Maahs, property owner, stated that they are looking for approval for fuel and salt storage.

Public hearing opened 6:45 pm.

Public hearing closed 6:46 pm.

Witham stated that some time ago there was an applicant before the Planning Board that wanted a contractor's office/storage yard with fuel storage. Stated that the Board wanted a concrete pad for accidental spills, asked if this proposal includes that for the vehicles to park on.

Maahs showed Witham a photograph and described the concrete pavers.

Sharples stated that the rules require impervious surface and read the definition. Stated that these are State rules.

Witham asked if there should be a plan for that.

Sharples stated that he contacted the applicant for that.

Maahs stated that they supplied what they thought was needed.

Witham stated that the Board did a site walk with the last proposal and that this area sits back from the road so the tarped area isn't really going to show.

Sharples stated that he tried to address that with suggested conditions of approval. Stated that he will contact NHDES to make sure that it meets requirements.

Witham asked that there be a condition of approval to add the pad to the plans.

Sweeney asked why the SRTC was concerned with fueling.

Sharples stated that they want to make sure best management practices are being used when there is fuel storage. Stated that it will be covered.

Sweeney stated that pictures were submitted to the Planning Office by John Walsh and passed them around to the Board. Stated that the photos show flooding and asked where the storage will be in relation to the flooding.

Maahs stated that during a rainstorm, water goes to that area but that it doesn't take long to recede. Stated that the water never goes to the salt storage area. Stated that it always goes to the same place and showed on the plans. Stated that the rear storage is for aggregates.

Sharples asked what the elevation difference is from where the water is to where the salt storage is. Stated that it is pretty flat out there and that the owner has only been there for one season.

Josh Maahs with Commercial Maintenance addressed the Board and reviewed the plans.

Sharples stated that there is only one topo on the plans.

J. Maahs stated that he remembers that the grade only drops two feet. Stated that he is not exactly sure what it is from asphalt to the back. Stated that the water had never gone past that point.

Witham stated that the bins are existing and asked what they are used for.

J. Maahs stated that they are used for loam now.

Sharples stated that the applicant agreed at the SRTC meeting that salt won't be stored during months that is won't be used. Stated that the salt shouldn't be there during the rain and flood season.

D. Maahs stated that no snow gets stored near the bins. Stated that it is practice to deplete their salt supply because they don't want to store it.

Delyani asked what the problem would be if water runs to those bins.

Sharples stated that there is chloride but that he doesn't think that it is a regulated contaminate but does have an effect on water bodies. Stated that he doesn't think there is much of a concern because the land is like a bowl. Stated that the water gets infiltrated into the ground and is less of a concern because it isn't going into a water body.

Belmore stated that there are no City wells near there.

Maskwa stated that if he remembers correctly there is a lower place along the edge of the property and that he assumes that it drains to the back.

Sharples stated that he assumes that is why the lower place is there. Stated that it isn't going off site.

Witham stated that he was concerned with the environment but that there is no direct water body here. Stated that he has heard that there are fabulous soils for drainage in this area. Stated that they are also keeping it covered. Stated that it seems to be an intermittent situation and that it behooves the owner to keep the project high and dry.

Sweeney referred to the location map on the plans and stated hat it looks like there is a river that stops by the subject property.

Sharples stated that it is Tate's Brook.

Maskwa asked if it is flowing the other way.

Sharples stated that it starts by the golf course and that Route 108 is the split so it is in a different water shed.

Gallant asked if the existing bins are going to be moved because the photos look different from the plans.

D. Maahs stated that it is just the perception of the photo. Stated that there was loam stored there and that weeds grew from the top.

Sharples read the suggested conditions of approval.

Sweeney asked if anyone goes back to inspect the concrete pad in the future.

Sharples stated that he would need to check with the NHDES and that he doesn't think it would trigger a permit so he doesn't think there are automatic inspections.

Motion: Delyani moved that the request of DCM Realty, LLC for a site plan for salt and fuel storage be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. An electronic As-Built Plan of the proposed development with details acceptable to the City shall be provided prior to the use of the salt and fuel storage facilities. This plan must be in dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
2. The fuel storage tank and fueling area shall comply with the New Hampshire Code of Administrative Rules – Env-Wq 401, Best Management Practices for Groundwater Protection and the applicant shall notify the City when construction is complete and the Department of Development Services shall inspect the fuel storage area prior to its use;
3. All salt shall be removed during the months when it is not being used;
4. The fueling pad shall be shown on the final plans; and,
5. Final plans shall note these conditions

Seconded by Proulx. Motion carried with an 8-0 vote.

B) Design Review. Twelve Month, LLC is seeking design review in accordance with RSA 676:4 II to discuss and establish yield plan density for a 179-lot residential subdivision on property located at 301 Green Street and 31 Stackpole Road, in the Residential Single Family (R1) District, Assessor's Map 19, Lot 01 and Map 20, Lot 05.

Sharples stated that the applicant submitted for design review for a residential subdivision on the former Sunningdale property. Stated that this is only design review and not a formal application. Stated that this allows for non-binding discussion and that abutters have been notified. Stated that they are showing a plan on how the property could be developed under conventional subdivision regulations. Stated that he thinks the owner wants to develop under the new Conservation Subdivision Ordinance (CSO). Stated that it wouldn't change the number of lots but would reduce the size of the lots so there is more land for open space.

Sweeney stated that the Board was given a plan under the conventional subdivision regulations.

Malcolm McNeill, an attorney from Dover represented the applicant and addressed the Board. Stated that there are a lot of materials here and stated that there is a team of people who have worked together before. Stated that the applicant would like to develop this with the new Conservation Subdivision Ordinance (CSO) and that he finds it innovative and would like to utilize it. Stated that he has done this type of project elsewhere. Introduced the other members of the team that are present. Stated that this is the former Sunningdale Golf Club property and stated that the current owner has no relationship with the prior owner and is not a participant in this. Stated that the property is approximately 159 acres in size with about 30 acres of wetlands. Stated that a third of the plan would be open space and that there would be 179 lots that would range in size. Stated that they want to show the relationship of what could be done under the conventional plan compared to the new CSO. Stated that the important thing of a yield plan is that it is realistic and approvable. Stated that abutters were notified and non-binding comments can be made to give guidance moving forward. Stated that they are going to present a conventional yield plan but that this is not the plan that they want to build. Stated that after they want to show what it would look like under the new CSO. Stated that they will also show the types of home they want to build. Stated that it will be a multi phase project because of its size. Stated that they are considering upscale starter homes that will be multi generation and showed pictures of the homes. Read from the intent of the CSO. Stated that they feel that this will be in conformance with the goals of the regulations. Stated that it will be a project that the community can be proud of. Stated that they have done this before and that they want to do it again. Stated that he would like the engineer to explain the yield plan. Stated that the conventional subdivision is more like a cookie cutter type project. Stated that the intention is to determine the number of units that could be built and then that number can be utilized with open space. Stated that this is different because it is more of a village type approach rather than a grid approach.

Christian Smith of Beal Associates, PLLC addressed the Board. Stated that as they move forward they want to have a layout that meets the City's regulations. Stated that they look at lot size and road design. Stated that they have sent wetland and soil scientists to the property and that it has been fully surveyed. Stated that they will build the infrastructure in phases. Stated that the road layout requirements will be met. Stated that permits will be needed and that there are some wetland crossings. Stated that with the conventional layout there are still areas that need to be protected and they show that. Stated that the green space allows for best management practices and that they will use innovative technologies. Stated that they try to maintain the water patterns and to not disrupt that. Stated that the average lot size is 16,000 square feet and that all utilities will be underground. Stated that all lots meet the minimum lot area and frontage.

Doug Grinner a landscape architect from Salisbury NH represented the applicant and stated that he was brought in for design of the open space. Stated that there are two main entries onto the property and that there is a tree boundary around most of it. Stated that the site is shaped like a bowl which offers a sense of destination and privacy and they want to capitalize on that. Stated that the existing trees and fairways will be used in the design with small villages. Stated that they want to preserve the trees because they add to a sense of place. Stated that he likes to use creativity and flexibility so it isn't like what everyone else does. Stated that the primary entrance is from Stackpole Road with a secondary entry on Green Street. Stated that you won't be looking at someone's front porch when you pull into the development. Stated that there will be clusters within the development like villages. Stated that on the northeast side of the property there will be a grid-like cluster because some people like that. Stated that the lots will be from 8000 to 10,000 square feet in size and will have a specific size in each cluster. Stated that there will be mixed housing types and open space between the clusters. Stated that there are uplands, trees and sloping area. Stated that there will be a trail system that will connect the villages with the open space and the sidewalks and connections made to the pond. Stated that there will be more than what most people have available. Stated that there would be three boardwalk-like wetland crossings. Stated that there will be two parks in the area but that he is

not sure what would go there yet. Stated that the design exceeds the required 25% of open space. Showed where the clubhouse and parking used to be.

Public hearing opened 7:49 pm.

Mark Fearis of 78 Stackpole Road addressed the Board and stated that his house is near the entrance to the subject property. Stated that he put his house on the market earlier this year and that there was little interest and that the feedback from the realtor was that Somersworth has substandard schools and the taxes are too high. Stated that Stackpole Road is a through way to High Street. Asked who is going to be interested in these houses with the stigma Somersworth has. Stated that there will be three to four years of construction traffic and they had to deal with that with the new school. Asked what will be done to mitigate his concerns. Asked about the density of the schools and the traffic. Stated that there is a lack of sidewalk on Stackpole Road.

Mark Rideout of 6 Glenview Drive addressed the Board and stated that he has questions about the entrance and exit to the site. Stated that Stackpole Road would be the primary entrance/exit to the property but that on a good day, getting out of Stackpole Road onto Green Street is dicey at best. Stated that the extra traffic will be a real issue. Stated that when the golf club was open and events were letting out, it was dicey then. Stated that the concern is going from Stackpole Road onto Green Street and he doesn't want to see a traffic light. Stated that the properties will have sewer and asked if the water plant can handle all this. Asked if they will be City roads. Mentioned snowplowing and access for emergency vehicles and asked how the water runoff will be handled. Stated that there are culverts that cross under Green Street and that it already gets flooded now and asked what will happen with the additional paving. Stated that some people in Rollinsford have wells. Stated that he would like to see examples of the other developments that were done. Stated that there are no sidewalks on Stackpole Road. Stated that he would like to know the effects on City services.

Debora Boulanger of 22 Cinnamon Ridge Road addressed the Board and stated that she is concerned with the buffer between her and the new housing. Stated that it is a beautiful plan but that Somersworth doesn't have a great reputation. Stated that the schools are inadequate and the taxes are outrageous. Stated that she is concerned with selling all the houses. Stated that there is traffic on Stackpole Road and that there are no sidewalks. Asked how the traffic is going to be handled and asked if it will be passed on to the tax payers. Stated that she can't see 179 house lots going in to Somersworth. Asked if a traffic study will be done and who will pay for Stackpole Road.

Carlton Spencer of 279 Green Street addressed the Board and stated that he owns 589 feet along the subject property. Stated that his property is on a lower spot and asked where the water is going to exit. Stated that he wants to know about the drainage.

Dennis Tsakiris of 305 Green Street addressed the Board and stated that he is concerned with traffic on Green Street. Stated that the elevation is a problem and that he has seen a lot of accidents there. Stated that there isn't a lot of visibility because there are hills right there.

Tim Foley of 21 Cinnamon Ridge Road addressed the Board and stated that he wants to know how this is going to affect the school system. Asked about the teachers and if the City will need to be redistricted for the schools. Stated that it gets swampy out there in the spring.

Jason Barratt of 287 Green Street addressed the Board and stated that he just recently bought his house. Stated that he is concerned with traffic and that there is a lot of speeding on that road. Stated that there are no sidewalks and that there will be more traffic. Stated that they are downhill from the subject property and that they have a well. Stated that he is concerned with

water in his basement. Suggested having a fence between his property because he is worried that someone will come onto his property.

Marcia Garofano of 295 Green Street addressed the Board and stated that she has noticed more traffic. Stated that it is very dangerous now and that people try to avoid High Street. Stated that they directly abut the subject property and that there is a big cluster right behind her. Asked what will happen with the drainage.

Public hearing closed 8:09 pm.

Belmore stated that he wants to reinforce that this is just preliminary review and that there will be a formal application with drainage plans and another public hearing. Stated that the City will hire a consultant to review the project. Stated that he shares a lot of the same concerns of the community.

Sharples stated that the applicant will need to submit a drainage and traffic report. Stated that all information will be provided when a formal application is submitted.

Belmore stated that he appreciates the public comments provided tonight.

Sweeney stated that this will be a regional impact project. Stated that they have the right to put up houses but that they want to make sure it is done properly.

McNeill stated that they know the standards and that there will be multiple reviews. Stated that they will have engineers for traffic and drainage and that they are major items. Stated that they expect vigorous reviews. Stated that they came here tonight for a nonbinding process to get a sense of if we're going in the right direction. Stated that they understand the costs to develop a plan like this so before they go through the process they would like feedback. Stated that they think they are enhancing the community. Stated that they would like feedback from the Board on which plan to pursue.

Sweeney asked the applicant to just listen to all the concerns rather than try to address them right now.

Delyani stated that he is impressed with this but that the traffic is a major concern. Stated that he takes solace that an application will be reviewed in depth. Stated that the owner will have to invest a lot and the risk is high so he must feel that he can find owners for the properties. Stated that it is not the City's responsibility to make sure they have buyers. Stated that they will have to make sure that everything is addressed and is safe.

LeHoullier stated that if the applicant moves forward that he would prefer the CSO option. Thanked everyone for their comments. Stated that he is concerned with the effect on the schools but noted that the Rollinsford students will no longer be going to the Somersworth High School.

Witham stated that he is not interested in the same old and would like the CSO. Stated that he supported the CSO with trepidation but that he thinks this is innovative and that he would like it to move forward. Stated that Somersworth has struggled with image and that they have worked to improve that. Stated that his son now goes to Somersworth public school and that he is thrilled with it. Stated that someone mentioned concern with radius of the road and emergency vehicles but that there are specific regulations to make sure that emergency vehicles can make those turns. Stated that this Board is concerned with traffic and drainage. Stated that this development would be within walking distance to Idlehurst so there will need to be sidewalks and improvements. Stated that the property is like a bowl and has a sense of arrival and that it is sort of hidden to abutters because of a natural buffer. Stated that there seems to be one

section of the CSO option that looks conventional and that it seems out of sorts with the rest of it. Stated that if this moves forward, he would like to know what the phases will look like.

Belmore stated that he would like to see the phases also. Stated that any infrastructure would be at the cost to the developer. Stated that they will look to studies for the capacity of the water plant. Stated that Green Street is under State jurisdiction so they will be involved also. Stated that there will be a traffic analysis and NHDOT input. Stated that he would like to see fewer roads for less maintenance. Stated that he doesn't like the open space in the middle of the cul-de-sacs. Stated that he is concerned with the parks and trail maintenance now and in the future. Asked why there needs to be sidewalks in the subdivision. Stated that there are no sidewalks in his subdivision and he likes that. Stated that sidewalks need to be plowed and that he would like a conversation on no sidewalks. Stated that it is hard to maintain the ones they have. Stated that he would like to see a drainage analysis with no sidewalks. Stated that he would look to the developer to provide sidewalks up to the school.

McNeill stated that the trails are parks are usually the responsibility of the homeowner's association.

Sweeney stated that like Witham, he doesn't like the cluster housing and is more in favor of the CSO. Stated that he doesn't think a traditional subdivision would favor sales. Stated that he likes the island approach. Stated that he likes sidewalks. Stated that he is concerned because some people on Green Street already have sump pumps and that he is worried there would be more of a water problem. Stated that he is concerned with trail maintenance.

Joe Falzone of Twelve Month LLC addressed the Board and stated that there will be a homeowner's association to maintain the trails, parks and islands. Stated that they want to build a sidewalk to the school at their expense and that they will bring a sewer line down. Stated that they have already checked into the capacities for the water and sewer. Stated that they are putting a lot of money into Stackpole Road. Stated that there has already been a lot of money spent on planning and that they know everything about this site including where the water is going to go. Stated that they didn't create the problems but that they want to fix it and make it right. Stated that it all comes down to cost and land and that they have to capture the market. Stated that in Dover you pay a lot more to have what they have here. Stated that this is a beautiful piece of land with the bowl effect. Stated that they have been working with Sharples and that he is glad to hear that Severino is doing the Somersworth downtown project because that is who he uses for his projects. Stated that he sees Newmarket as a mirror for what is going on there.

Sweeney asked if the house pricing will be by street or by lot.

Falzone stated that the company they use has houses everywhere and that they are energy efficient. Stated that they are going to bring gas in. Stated that the pricing will go cluster by cluster and that they do anticipate some over 55 markets. Stated that there will be no modulars and that it will all be stick built.

Proulx stated that he feels that everyone has said enough and that he is concerned with the smaller lots. Stated that the neighbors are real close like in his neighborhood. Stated that he likes the parks, cul-de-sacs and sidewalks. Stated that he like the CSO better.

Gallant stated that he likes the CSO better but that he is concerned with who maintains the open space. Stated that he is also concerned with the small size of the lots and that the neighbors are really close. Stated that the garage adds to it but that he likes that some houses have the garage under. Stated that he is glad that everyone came out tonight. Stated that he is looking to the space between the homes. Stated that there are two plans that have the same amount of house but look different. Stated that he likes the open space. Stated that he likes

the idea of walking trials but that he is concerned with people coming in from other communities to use them.

McNeill stated that it isn't their intent and that they don't want that to happen.

Gallant stated that he would like to see what this type of development looks like and that he would like pictures or a visual.

Sweeney suggested viewing pictures from Google Earth.

Belmore suggested having the developer submit something.

Gallant thanked everyone for coming out and stated that they want to do what is best for the City as a whole.

Maskwa stated that he prefers the CSO option. Stated that this property has topographical challenges and that he thinks that the CSO is has more flexibility for that. Stated that he agrees with Belmore on the sidewalks. Stated that drainage and traffic area huge problems and that water runs quickly on this property.

Witham stated that he is not sure how he feels on the sidewalks. Stated that he knows that the City has a snow and ice removal plan and that these sidewalks would need to be plowed. Mentioned that there was land carved out for Idlehurst that wasn't developed.

Belmore stated that he is concerned with sidewalks because he gets a lot of calls about sidewalks and plowing. Stated that regarding the school system, it just recently won awards.

Delyani echoed Gallant's comments and thanked the public for coming out. Stated that there are more opportunities for the public to come out again.

Sharples stated that he likes the CSO option. Stated that someone mentioned this being a development of regional impact and that the State law says you can declare it when you received an application. Stated that the Board can declare it sooner. Stated that this designation allows other municipalities to have abutter status.

Sweeney stated that he would like to declare this a project of regional impact.

Delyani asked about standards for that.

Sharples read from the State RSAs.

McNeill stated that they presumed it to be a project of regional impact. Thanked the Board and the abutters for coming out tonight. Stated that the input is valuable. Stated that it seems the consensus is for the CSO plan.

Sharples asked if the yield plan is reasonable. Stated that he reviewed it and talked with Smith about it today. Stated that he feels that it meets all standards and that he is comfortable that 179 is a reasonable lot number.

McNeill stated that he has been to hearings like this and the he appreciates comments. Stated that the applicant wants to invest in the City and that he thinks that says something about the community.

Belmore asked if they rely solely on staff to review the yield plan or is there third party review.

Sharples stated that they could have CLD Engineers look at it.

Witham stated that he likes the idea of CLD reviewing the yield plan. Asked if there should be a vote on regional impact.

Sweeney asked all members in favor of declaring this a development of regional impact to raise their right hand.

It was declared a development of regional impact by a vote of 8-0.

Sweeney thanked everyone for attending this evening.

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

None.

5) WORKSHOP BUSINESS

A) Any workshop business that may come before the Board.

None.

6) COMMUNICATION AND MISCELLANEOUS

Witham mentioned Next Level Church on Route 108 and their banner display indicating that they are opening soon. Stated that the property seems different than what the Board approved. Stated that there were at least four light poles that are not there now. Stated that he is very concerned with safety at night.

Sharples stated that he hasn't signed a certificate of occupancy. Stated that they have submitted a minor field modification but that there is a punch list of items to be addressed.

Motion: LeHoullier moved to adjourn the meeting.

Seconded by Gallant. Motion carried with an 8-0 vote.

Meeting adjourned at 9:05 pm.

Respectfully submitted:

Tracy Gora, Planning Secretary
Somersworth Planning Board