

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
MARCH 20, 2013**

MEMBERS PRESENT: William Sweeney, Chairman, Brian Tapscott, Alternate City Council Representative, Bob Belmore, City Manager, Ron LeHoullier, Paul Robidas, Dan Proulx, Ernie Gallant and Chris Cortez, Alternate.

MEMBERS ABSENT: Anthony Delyani, Vice Chairman, Erwin Grant and Paul Maskwa, 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: Robidas moved to accept the minutes of the meeting of February 20, 2013.

Seconded by Proulx. Motion carried with a 6-0-1 vote with Tapscott abstained and Sweeney not yet in attendance.

2) COMMITTEE REPORTS

A) ZBA Report

Sharples reviewed the attached report.

B) City Council Report

Tapscott stated that at the last Council meeting, there was a presentation from Vachon, Clukay & Company, PC, who did the City's annual audit. Stated that the Council passed Ordinance 10-13 amending the Zoning Ordinance by adding Section 30 Hilltop School Property Overlay District. Stated that there were first readings on a few Ordinances and Resolutions. Stated that the Council received the 2013-2014 proposed budget. Stated that there is a workshop meeting scheduled for Monday, March 25.

Belmore stated that this Monday at 6:00 pm there is a Council workshop meeting regarding the downtown infrastructure project. Stated that there will be new water/sewer lines and pavement from the West High Street intersection to the Somersworth/Berwick Bridge. Stated that they will discuss options like Constitutional Way being one-way. Stated that the meeting will be shown live on the City website. Stated that the de-lamination on High Street will be repaired soon.

C) Site Review Technical Committee Report

Sharples reviewed the attached report.

D) Minor Field Modification Report

None.

E) Strafford Regional Planning Commission Update

Tapscott stated that at the last meeting there was a presentation on the NHDOT 10-year plan. Stated that they are using a new "decision lens software" to determine which avenue to take.

F) Vision 2020 Report

Sharples stated that there was no meeting held.

3) OLD BUSINESS

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

None.

4) NEW BUSINESS

A) Kenneth Faucher is seeking a conditional use permit and minor subdivision approval for a three lot subdivision on property located on Green Street, in the Residential Single Family (R1) District, Assessor's Map 08, Lot 79, CUP #01-2013 and SUB #01-2013.

Sharples reviewed his memo (see attached) and stated that the applicant is seeking minor subdivision approval and a conditional use permit. Stated that two new frontage lots will be created. Stated that the applicant appeared before the SRTC and the Conservation Commission. Stated that the Commission didn't have an issue with the proposal as presented and that the Board was supplied with the Commission's minutes. Stated that he has suggested conditions of approval.

LeHoullier recused himself from this item.

Sweeney appointed Cortez as a voting member for this item.

Kenneth Faucher, owner and applicant addressed the Board. Stated that he would like a subdivision for two new lots on Green Street, with the remaining land being over ten acres in size. Stated that he is proposing a common driveway to minimize access points and that there will be an easement for the utilities. Stated that Green Street is a State road.

Public hearing opened 6:39 pm.

Angela York of 207 Green Street addressed the Board and asked what will be built on the new lots.

Sharples stated that the area is zoned R1 and that they will be single family lots.

Cindy Horvath of 215 Green Street addressed the Board. Stated that she has a wet basement and that she is concerned with blasting the land to develop the lots. Stated that she is afraid she will get a lot of water in her basement.

Sweeney pointed out an error in the street numbering on the plans.

Martin Masse of 214 Green Street addressed the Board and stated that he is concerned with the wetlands. Asked if anyone will fill in the wetlands in the future.

Sharples stated that no one is supposed to fill in wetlands. Stated that a Dredge and Fill permit is needed from the NHDES.

Masse stated that he doesn't object to the proposal.

Public hearing closed 6:44 pm.

Sweeney asked about blasting.

Faucher stated that there is ledge there but that he is not sure how much blasting there will be. Stated that he doesn't see it having an effect on the property across the street.

Sweeney asked the applicant if he has water issues now.

Faucher stated that he has a dirt basement and that there is some leaking in the spring. Talked about the drainage and grading along the road. Stated that this should help the drainage going down the road.

Belmore stated that before the Planning Board acts, the Conservation Commission is supposed to review and comment on the application. Stated that they don't have a record from the Conservation Commission so he feels it would be in violation to act on this.

Sharples asked if Belmore wants the Conservation Commission to take an official vote.

Belmore stated that the Commission didn't have a quorum so these minutes don't count. Stated that no vote or recommendation was taken.

Sharples stated that they will have to go back to the Conservation Commission.

Belmore stated that the Planning Board doesn't have a vote from the Conservation Commission to review so the Planning Board can't vote tonight.

Motion: Belmore moved that the minor subdivision request of Kenneth Faucher be **TABLED**.

Seconded by Robidas. Motion carried with a 7-0-1 vote with LeHoullier abstained.

B) The American Legion is seeking site plan approval for a building addition on property located at 45 Washington Street, in the Business (B) District, Assessor's Map 10, Lot 164, SITE #01-2013.

Sharples reviewed his memo (see attached) and stated that the applicant is seeking at 256 square foot addition to the north side of the building and are relocating the existing dumpster. Stated that they will lose one or two parking spaces. Stated that the applicant appeared before the SRTC and that there were a few SRTC comments not address but that he has suggested conditions of approval for that. Stated that the applicant is also seeking a waiver because they are proposing unclad masonry block for the addition. Stated that only the Planning Board can grant waivers, which is why the application didn't get acted on by the SRTC. Stated that the existing building is painted split block masonry so the addition would match.

Ken Cosgrove of KC Construction represented the applicant and addressed the Board. Stated that they would like a 16'x16' addition for storage of tables, chairs and decorations.

Public hearing opened 6:51 pm.

Public hearing closed 6:51 pm.

Tapscott asked where the dumpster is located now.

Cosgrove stated that it is where the addition will be.

Tapscott asked about the parking lot entrance.

Cosgrove stated that there is only one entrance and it is directly across from where the dumpster will go.

Robidas asked if the dumpster will be screened.

Cosgrove stated that it will be exactly as it is now.

Robidas stated that he is in favor of approving the waiver requested so that the addition matches the building that is there now. Stated that it would look silly if one part of the building looked different from the rest.

Sweeney mentioned that one or two parking spaces will be lost and asked if there is adequate parking.

Sharples stated that there seems to be and that he has never seen an issue there.

Cosgrove stated that they have never had a parking issue. Stated that if they rent out the hall, people will often park across the street.

Sharples stated that they will lose two spaces.

Sweeney asked about the location of the dumpster.

Sharples stated that the truck can get right in, empty it and leave.

Cosgrove stated that Waste Management wanted the dumpster put there.

Sweeney mentioned that the dumpster won't stick out as far as a parking space would.

Belmore stated that Sharples' memo indicated that the applicant didn't address all SRTC comments.

Sharples stated that he has a suggested condition of approval for the location of the parking lot light and that the utilities will be addressed when they call Digsafe.

Cosgrove stated that the light is just attached to the building and will be bumped out with the addition.

Tapscott mentioned that they are moving the concrete walkway.

Cosgrove stated that it will be moved so that it is not close to the street tree. Stated that the addition will be painted the same as the existing building.

Motion: Belmore moved that the request of The American Legion for a waiver from Section 7.B.iii to allow unclad masonry block construction on the building addition be **APPROVED**.

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

Motion: Robidas moved that the request of The American Legion for a site plan for a building addition be **APPROVED WITH THE FOLLOWING CONDITION:**

1. The final plans shall note that the dumpster enclosure shall be on all four sides of the dumpster and have a gate for access.

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

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.

Sharples stated that he attended the City Council Goal Setting session and they discussed having a Central Business District. Stated that all uses allowed in the Business District may not be suitable for the central part of the district. Stated that he would like this on next month's Planning Board meeting agenda and he will have something prepared for the Board.

6) **COMMUNICATION AND MISCELLANEOUS**

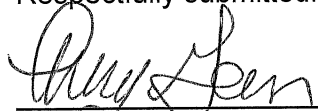
None.

Motion: Robidas moved to adjourn the meeting.

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

Meeting adjourned at 7:00 pm.

Respectfully submitted:



Tracy Gora, Planning Secretary
Somersworth Planning Board