

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
April 16, 2014**

MEMBERS PRESENT: William Sweeney, Chairman, Anthony Delyani, Vice Chairman, Dave Witham, City Council Representative, Bob Belmore, City Manager, Ron LeHoullier, Paul Robidas, Ernest Gallant, Chris Cortez, Alternate, Aaron Fournier, Alternate and Harold Guptill, Alternate.

MEMBERS ABSENT: Dan Proulx.

STAFF PRESENT: Dave Sharples, Director of Planning and Community Development and Tracy Gora, Planning Secretary.

The meeting was called to order at 6:31 pm.

Sweeney stated that Alternates Cortez and Guptill will be voting members tonight.

1) APPROVAL OF MINUTES

Motion: LeHoullier moved to accept the minutes of the meeting of March 19, 2014 with noted amendments.

Seconded by Delyani. Motion carried with a 9-0 vote.

2) COMMITTEE REPORTS

A) ZBA Report

See attached report.

B) City Council Report

Witham reviewed the attached report and stated that the Downtown Infrastructure Project and the Berwick/Somersworth Bridge replacement are underway. Stated that the Council continues to work on the budget and that amendments have been made and that they are at the threshold of the spending cap. Stated that the Rail Service Committee met on Monday for a formation meeting and that they are looking for passenger rail service in the City. Stated that there was some bonding principal remaining from variance improvements and that the Council authorized it to be used on school HVAC needs. Stated that AG Architects delivered a report on what would be needed to occupy the Hilltop School Building and that the estimated price is four to five million dollars. Stated that there is no funding at the City level now but they are looking for federal assistance. Stated that there is a proposed Zoning Ordinance amendment to allow chickens in most residential districts but that it is before a Council Committee now.

C) Site Review Technical Committee Report

Sharples referred to the attached report and stated that there were two applications reviewed by the SRTC in April. Stated that one application was for a site plan for a new building and the other was for a site plan for a Family Dollar and that both may be before the Planning Board in May.

D) Minor Field Modification Report

None.

E) Strafford Regional Planning Commission Update

None.

F) Vision 2020 Committee Report

Witham stated that they continue to meet on a monthly basis and discuss branding for the City.

3) **OLD BUSINESS**

A) Gerrish Park, LLC bond reduction request.

Sharples reviewed the attached memos and stated that when he wrote last week's memo the Department of Public Works (DPW) hadn't reviewed the request. Stated that the bond was for maintenance security for two years and it expired in January. Stated that he wrote another memo today and that the City has inspected the road and feels comfortable with reducing the bond to \$30,000. Stated that one patch is pulling away and needs repair.

Motion: Robidas moved, based on the recommendations from the DPW, that Letter of Credit #011201 issued by Salem Five on January 24, 2012 regarding the Gerrish Commons subdivision is reduced from \$120,750 to \$30,000.

Seconded by Gallant.

Witham asked if the inspector with the DPW was the City's contract engineer.

Sharples replied no and stated that it was Shawn McLean.

Motion carried with a 7-2 vote with Witham and Belmore opposed.

B) Twelve Month, LLC is seeking a conditional use permit and major subdivision approval for 177 single family residential lots on properties 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, CUP #04-2014 and SUB #05-2013.

Sharples reviewed his memo (see attached) and stated that this application has appeared before the Board twice. Stated that there were several concerns mentioned in his last memo and that most of them have been addressed. Stated that the Board approved three waivers at the last meeting and that they know have another request regarding the curve radii. Stated that the corner is tight instead of sweeping but that the applicant will explain it more. Stated that he just got CLD Engineer's third review of the proposal yesterday. Stated that there are just a few minor things to note but no major issues. Stated that he received the analysis from Wright-Pierce regarding the hydraulic system and that there are suggested conditions of approval based on their recommendations. Stated that the applicant is seeking a conditional use permit. Stated that they have met with the Conservation Commission and that a site walk was done. Stated that the Conservation Commission had a special meeting last night where they voted to recommend approval of the conditional use permit with a condition of approval.

Motion: LeHoullier moved that the application of Twelve Month, LLC be removed from the table.

Seconded by Delyani. Motion carried with a 9-0 vote.

Christian Smith of Beals Associates, Inc. represented the applicant and addressed the Board. Stated that since the last Planning Board meeting they have updated the plans to show a

sidewalk extending to the farthest cul-de-sac and provided roadway cross sections to CLD Engineers. Stated that in the event that Phase B goes into a conservation easement, they have shown eight parking stalls. Explained the additional waiver they are requesting and stated that it is reasonable based on the expected speed of traffic. Stated that it will allow for traffic calming and that there will be no safety issues.

Witham stated another topic at the last meeting was the Stackpole Road/Green Street intersection and asked if there will be any improvements there.

Sharples stated that he has a suggested condition of approval based on the memo from Dirk with Vanasse & Associates, Inc. Stated that Dirk makes four recommended improvements and that the City's traffic reviewed agrees with them.

Belmore referenced page 18 of one of the documents from Beals Associates, Inc. that mentions needing City Council approval for easements.

Sharples stated that he addressed that in his suggested condition of approval #19.

Belmore referred to a document from Wright-Pierce in his packet that is stamped DRAFT.

Sharples stated that an updated one has been submitted and is part of the suggested conditions of approval packet.

Belmore mentioned number four of the Wright-Pierce memo and asked if it has been completed.

Sharples replied yes.

Witham stated that recommendation number five on that same memo talks about a pipe that he doesn't think the City uses. Stated that if it is used here would the City have the necessary equipment to take care of it.

Tom Severino with Severino Trucking who is doing the infrastructure stated that they will use C900 piping, which more towns are converting to.

Witham stated that the memo indicates that they are using HDPE.

Severino stated that they are not using that and that there is no special maintenance required.

Witham stated that regarding traffic, it looks as though there are recommendations for notification and line of sight issues.

Jeffrey Dirk with Vanasse & Associates, Inc. addressed the Board. Stated that their research found, on average, two crashes per year and they were from driver inattentiveness. Stated that they reviewed sight lines and travel speed and that the sight was okay for the speed of travel. Stated that they recommended vegetation clearing. Stated that warning signs don't meet current standards and are too far back from the intersection. Stated that signs need to be moved closer to the intersection and put in proper positions. Stated that they will put signs on both sides of the road for higher visibility. Stated that they will use red reflective tape to bring awareness to the intersection.

Witham pointed out that the traffic engineers don't look at sight lines based on the posted speed limit but on the actual speed being traveled.

Dirk stated that the average speed is 44mph where it is posted 35mph.

Intersection Design Standards Waiver Request motion: Witham moved that the request of Twelve Month, LLC for a waiver from the Appendix of the Subdivision Regulations regarding Intersection Design Standards be **APPROVED**.

Seconded by Robidas.

Witham stated that he agrees that the tighter curve in the road will calm traffic but asked if the request has been reviewed by the City.

Smith stated that everyone has looked at it.

Sweeney asked if there will be a sign indicating a sharp turn ahead.

Smith stated that he doubts it and that the expected speeds are low and it won't create any safety issues.

Motion carried with a 9-0 vote.

Sharples stated that the ordinance for conditional use permits changed in 2010 because it was too subjective but is now ministerial. Stated that the Commission did a site walk and were very pleased with the proposal and voted to recommend approval. Stated that there are 9600 square feet of proposed impact. Read the Conservation Commission recommended condition of approval. Stated that there will be a deed restriction, which is stricter than the ordinance.

Witham asked if the suggested condition of approval should accompany the conditional use permit or the subdivision.

Sharples replied the conditional use permit.

Motion: Witham moved that the request of Twelve Month, LLC for a conditional use permit be **APPROVED WITH THE FOLLOWING CONDITION:**

1. All lots within the wetlands conservation district will have deed restrictions applied to them in accordance with the proposed "Planning Board condition containing a requirement of a deed restriction for all lots which have either a 0-50' no disturb buffer and/or a 50-100' protective grading buffer" submitted by Joe Falzone dated April 15, 2014 at 6:00pm and attached hereto.

Seconded by Cortez. Motion carried with a 9-0 vote.

Sharples reviewed the suggested conditions of approval (see attached). Stated that he emailed them to the applicant earlier today and that they have not objected to them.

Sweeney asked about changes in the market and the applicant wanting to change phases.

Sharples stated that they can make minor changes but that anything else would need to come back before the Planning Board.

Robidas asked who sets the escrow amounts.

Sharples stated that there is a standard for building inspections and that CLD Engineers sets the amounts for their inspections.

Sweeney asked how long escrows are held by the City.

Sharples stated that the City hold them just until the inspections are done and that there is no timeframe. Continued reviewing the suggested conditions of approval and stated that all easements, trusts and homeowner's documents must be reviewed by the City Attorney. Stated that most of them have already been reviewed by the Attorney but there is still a little more review needed. Stated that the remaining CLD Engineer's comments are minor. Continued reading the suggested conditions of approval and stated that number nine was added to prevent gravel from eroding into the right of way if the driveway is sloped toward it. Referred to the condition of approval regarding guardrails and that it was left blank to see what is presented tonight.

Smith showed a picture with four different types of guardrails.

Cortez asked where the guardrails will be on the property.

Sharples stated that there are three different locations if the project gets built out.

Smith stated that the one at the wetland crossing would be stone with a guardrail on top.

Sharples stated that if the City takes over the road then the guardrails would belong to the City also.

Witham stated that the stone is attractive but costly. Stated that he likes the wood guardrail but is worried about long term maintenance of it. Stated that the galvanized steel seems to work and there would be less maintenance.

Cortez asked who is responsible for maintenance.

Smith stated that if the City accepts the road, it would be the City's responsibility.

Robidas asked if they could have a mixture of both with wood on top.

Smith stated that he would have to look into that.

Robidas stated that the steel could be put into the ground but have wood on the top.

Severino stated that a lot of them are outdated and that all posts are steel now. Stated that they use it 90% of the time.

Sharples asked about longevity.

Severino stated that they hold up. Stated that the galvanized works great.

Motion: Witham moved that the Board support the use of Core10 guardrails.

Guptill asked if the one at the entrance would be stone.

Smith stated that yes, it would be stone.

Witham revised his motion that the wetland crossings are stone and the rest be Core10.

Seconded by Robidas.

Sharples continued reading the suggested conditions of approval and stated that the developer shall construct the improvements to Millennium Park in accordance with the attached email. Read the improvements from the email. Stated that connecting the bathroom facility to the new

sewer line system will need to go before the City Council. Stated that they didn't want to put the sewer lines in people's backyard and that this made sense to staff. Continued reading the email and referred to improving the driveway access off Stackpole Road. Stated that they will install a stone dust sidewalk from the new road into the park.

Witham stated that he is fine with a stone dust path but asked that any part of it that is graded toward the road be paved.

Sharples continued reading the suggested conditions of approval and stated that the Conservation Commission will have comments on the NHDES wetlands permit but will address that when the applicant submits it. Stated that it has been the practice of the City that even if they accept a road, they don't accept the drainage structures. Stated that he added language to the easements that the City has the right to enter but not the obligation to.

Sweeney asked if there was a heavy rain and the City had to do the repair if the Homeowner's Association would be billed.

Sharples stated that that is what he envisions. Continued reading the suggested conditions of approval and stated that the force mains will remain private and noted in the deeds.

Witham confirmed that most of the project will be gravity fed.

Smith confirmed and showed on the plans.

Belmore stated that there will be no Homeowner's Association pump stations to take care of.

Cortez asked if the service for it will be coming off the meter.

Smith replied yes.

Sharples continued reading the suggested conditions of approval.

Belmore stated that he would like to add that condition of approval #20 be completed at the applicant's expense.

Motion: Witham moved that the request of Twelve Month, LLC for a major subdivision for 177 single family residential lots be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. A pre-construction meeting with the City is initiated and scheduled by the applicant and held prior to any site work. This provision shall apply to each phase of the subdivision;
2. An escrow account, in an amount agreeable to the City, shall be established for site and building inspections of each phase prior to any site work;
3. The applicant will submit three names for the proposed street to the E911 Address and Street Committee prior to submission of the final plans;
4. All legal documents (Homeowner Association Trust, Covenants and Restrictions, individual lot deeds, etc.) shall be reviewed and approved by the City Attorney prior to recording the documents. This review shall be at the applicant's expense and an escrow shall be established for this review. The purpose of this review will be to determine that the language is consistent with the Planning Board's approval and that all applicable local, state, and federal regulations have been satisfied;
5. The applicant addresses all past and future comments from CLD Consultants, Inc. to the satisfaction of the City and agrees that any unresolved items shall be brought back to the Planning Board on the next available agenda;
6. Foundation Certification Surveys shall be provided for each lot prior to the issuance of a Certificate of Occupancy (C/O);

7. The applicant will pay all necessary sewer hookup fees prior to the issuance of a building permit;
8. An electronic version of the subdivision, in the format described in #9 below, shall be provided prior to signing the Mylar;
9. An electronic As-Built plan of each phase of the subdivision, in a dxf or dwg format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates, shall be submitted to the satisfaction of the City prior to the issuance of a C/O for lots in any subsequent phase;
10. All portions of driveways located within the Right of Way shall be paved to the property line. All driveways sloping toward the Right of Way shall be paved in their entirety to prevent any erosion from entering the Right of Way;
11. In the event Phase B is not built out and the land is placed in a conservation easement, an eight (8) stall parking area shall be built to the satisfaction of the City. This parking area shall be subject to Planning Board approval;
12. An irrevocable letter of credit with an automatic call, in an amount agreeable to the City and consistent with the Subdivision regulations, will be established to cover all public improvements. Bonding of each phase shown on the phasing plan shall be allowed to be done separately. Release or reduction of the LOC shall be approved by the Planning Board;
13. The four recommended improvements to the Stackpole Rd/Green St intersection set forth on page 5 of 5 in a memorandum dated March 17, 2014 by Jeffrey Dirk and Ms. Lori Shattuck and attached hereto shall be completed prior to a C/O on any lot;
14. All guardrails shall be equipped with crash worthy end sections. The guardrails shall be the Core 10 type on the Phase 2 crossing and stone at the crossing closest to Stackpole Road as presented to the Planning Board and noted on the final plans;
15. The developer shall construct the improvements to Millennium Park in accordance with an email from Joe Falzone to Dave Sharples dated April 4, 2014 sent at 4:47pm and attached hereto. These improvements shall be constructed as part of Phase 1 prior to a C/O on any lot or an irrevocable letter of credit with an automatic call to the City shall be established to insure the completion of the improvements in an amount and form agreeable to the City;
16. The Alteration of Terrain permit shall be approved and the permit number shall be noted on the final plans prior to recording the Mylar;
17. A NHDES wetlands permit for all site impacts shall be approved and the permit number shall be noted on the final plans prior to recording the Mylar;
18. A Maintenance Log and Inspection & Maintenance Checklist for all the stormwater management systems located in the open space shall be provided to the satisfaction of the City prior to signing the Mylar. The Homeowners Association shall be responsible for the ongoing maintenance of these systems as further described in the recorded Covenants. The Homeowners Association shall submit a completed log and checklist to the City annually on or before January 1st. This requirement shall be an ongoing condition of approval and noted on the final plans;
19. All force mains that service lots with individual ejector pumps will be allowed to be located within the Right of Way but shall be located between the property lines and the edge of pavement approximately sixteen (16) feet off the road centerline. These force mains shall remain private and be the responsibility of the lot owners being serviced by the force mains. This condition shall be referenced in the deed of the lots with ejector pumps and any other necessary legal documents shall be created at the applicant's expense;
20. The proposed sewer extension and sidewalk from Idlehurst School to the proposed roadway and the improvements to Millennium Park will require applicable City Council approvals prior to their construction;
21. The "blanket" fifteen (15) foot easement along front property lines and noted in Note #14 on Sheet 1 of 17 shall be removed from the plans wherever it appears. All necessary easements shall remain;

22. All recommendations listed on page 3 of 4 of the Hydraulic Design Review memo completed by Wright Pierce and dated April 15, 2014 and attached hereto shall be completed to the satisfaction of the City;
23. The vegetation within the open space of the cul-de-sacs, more specifically identified on the plans as open space G,H,I,J,K,L, and M, shall be maintained by the Homeowners Association as to not infringe upon sight distances or interfere with the adjacent roadway;
24. Due to the proposed depth of the sewer in certain locations, the developer shall purchase and provide the City with the following equipment: Gas monitors, tripod motorized winch, and safety harnesses. The specific types of this equipment shall be agreed upon by the City prior to purchase. This condition shall be satisfied prior to the issuance of a C/O on any lot; and,
25. All sewer lines equal to or greater than fifteen (15) feet deep shall be blue brute piping.

Seconded by Delyani.

Witham stated that this review took three meetings and was not hurried through. Stated that this process has shown that the applicant has been willing to work with the Board and that this has been a cooperative partnership. Stated that he has talked to many residents and that there are mixed views about the big subdivision but that this is Falzone's land and he has the right to do this. Stated that people seem tolerable of the project and that he thinks it fits in with the environment. Stated that the Board wasn't hasty about this review and that there was a lot of detail with the developer and staff.

Belmore stated that the City has done its due diligence and has used third party professionals, staff and the Land Use Boards to review this proposal. Thanked the developer for the sidewalk from the project to the Idlehurst School and for the improvements to Millennium Park.

LeHoullier asked how the conservation easement would be tracked if it gets put into one. Stated that the Planning Board approved the full build out but that they are going to apply to put some land into a conservation easement.

Sharples stated that they can get the land appraised and submit for the Farm Bill and that there is a decent chance of them getting funding. Stated that they would need to find someone to hold the easement. Stated that it would be with Federal dollars so an organization would need to hold the trust. Stated that this property owner does this sort of thing a lot.

Joe Falzone, property owner, addressed the Board and stated that the Somersworth Conservation Commission offered to hold the easement if he can't find something else.

Sharples stated that that would require City Council approval.

Motion carried with a 9-0 vote.

- B) Next Level Church is seeking minor subdivision and site plan approval to extend the parking lot on properties located at Whitehouse Road and 436 & 438 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 56, Lots 01, 1A & 02, SUB #01-2014 and SITE #01-2014.

Sharples read the attached letter from Tritech Engineering Corporation. Stated that they are in the process of doing a traffic study, the structure will be removed and they want to enlarge the parking expansion from 88 parking spaces to 102 parking spaces. Stated that they will need to go back to SRTC and CLD Engineers for further review. Stated that they will submit revised plans for the May SRTC meeting.

Motion: Witham moved that the request of Next Level Church be removed from the table.

Seconded by LeHoullier. Motion carried with a 9-0 vote.

Witham asked if the traffic analysis will take into consideration the enlarged parking expansion.

Daniel King of Next Level Church addressed the Board and replied yes.

Sharples stated that it will be a full traffic study and that it will be reviewed by CLD Engineers.

Motion: Witham moved that the request of Next Level Church for a site plan to extend the parking lot be **TABLED** until the May 21, 2014 Planning Board meeting.

Seconded by Robidas. Motion carried with a 9-0 vote.

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

None.

4) **NEW BUSINESS**

A) JTF Corp. is seeking an amendment to SITE #10-2007 for additional pavement and buildings on property located at 115 Whitehouse Road, in the Commercial Industrial (CI) District, Assessor's Map 57, Lot 04, SITE #10-2007.

Sharples reviewed his memo (see attached) and stated that they are looking to add four more storage buildings. Stated that this property received site plan approval in 2007 but now they want to add more buildings. Stated that the proposal went before the SRTC and that all items have been addressed. Stated that the additional buildings are either on existing pavement or will be on pavement that was originally approved but not built. Stated that the new buildings will match what is there now. Stated that he has a suggested condition of approval for an electronic as-built. Stated that they did get a variance from the Zoning Board to expand a nonconforming use because the property spans two zoning districts and the use isn't allowed in one of them. Stated that the site plan approval in 2007 required that annual stormwater reports are required to be submitted to the City and that they are up to date on those.

Geoff Aleva with Civil Consultants represented the applicant and addressed the Board. Passed out photos (see attached) and stated that the pictures were taken today. Stated that the photos on the first page are of the facility here in Somersworth and that the other photo is from their Berwick, ME facility. Stated that lighting will be night sky compliant and showed on the photos. Stated that some of the pavement was just not built after they got their approval but that the drainage was designed for it. Stated that they will be adding about 5700 square feet of building area.

Public hearing opened 8:10 pm.

Public hearing closed 8:11 pm.

Witham stated that a number of years ago the Council was concerned with the number of these facilities in the City and thought they took action to prohibit more.

Aleva stated that this project began in 1999 and that the ordinance changed in 2001 to prohibit them in that zone.

Sharples stated that the use was allowed and then prohibited but that this already existed.

Witham asked if the ZBA offered guidance for a condition of approval.

Sharples replied no.

Gallant asked if there will still be adequate turning area for fire vehicles with the new buildings.

Aleva stated that it was talked about at the SRTC meeting and that there is plenty of room at the corner. Stated that the Fire Department has the code for the access gate.

Cortez asked if the fencing needs to be pushed back.

Aleva stated that it will stay there.

Motion: Belmore moved that the request of JTF Corp. for a site plan amendment for additional pavement and buildings be **APPROVED WITH THE FOLLOWING CONDITION:**

1. An electronic As-Built Plan of the entire property with details acceptable to the City shall be provided prior to the use of the structures. This Certification must be in dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.

Seconded by Robidas. Motion carried with a 9-0 vote.

- B) Brandt Development Company is seeking site plan approval to convert an existing two unit building into a four unit building for property located at 18 Myrtle Street, in the Residential Multi Family (R3) District, Assessor's Map 09, Lot 45, SITE #02-2014.

Sharples stated that the applicant is looking for this item to be continued to the May 21, 2014 meeting.

An abutter in the audience mentioned that he was not told it would be moved to next month and would like to speak. The Board decided to begin review of the application, open the public hearing and then continue the item to next month.

Sharples reviewed his memo (see attached) and stated that they would like to convert an existing two unit building into a four unit building, which requires site plan approval. Stated that they did get Zoning Board approval with conditions and has appeared before the SRTC. Stated that very little is being altered at the site and that there are no proposed changes to the dimensions of the building. Stated that there will be a reduction in impervious surface and that curbing will be installed. Stated that the SRTC is in favor of relocating the curb cut and that it will limit light intrusion on the neighboring properties. Stated that vehicles will now face the subject building when pulling into the site. Stated that he did not prepare any suggested conditions of approval because they requested a continuance.

Public hearing opened 8:18 pm.

Carl Brown, abutter at 52 South Street addressed the Board. Stated that he is opposed to this and that many properties in his neighborhood are not owner occupied multi family dwellings. Stated that he feels that two families are adequate. Stated that he abuts three properties on Myrtle Street and has lots of problems and that he doesn't need more.

Public hearing closed 8:20 pm.

Belmore stated that he wanted to note that he may not be at the next Planning Board meeting but that there may be condominium documents involved with this. Ask that, if the Board votes

to approve the application, that a condition of approval be added that the documents get reviewed by the City Attorney at the applicant's expense.

Witham stated that regarding the concerns about it being a multi family dwelling that is not owner occupied, he is not sure that is under the Planning Board's purview. Stated that having more families could mean a higher demand for City services and that he would like feedback on police and fire calls for service.

LeHoullier stated that he would like a history of the property because they were denied a variance and then there was a court case. Asked what the reasoning was behind the judge's decision.

Sharples stated that he doesn't know. Stated that the variance was denied for all five criteria but that it went to the Supreme Court.

Sweeney asked about the rationale for denying the variance.

Sharples stated that it was denied for all five criteria.

LeHoullier stated that it went before the ZBA again and asked what their rationale was to grant.

Sharples stated that they felt it met the criteria. Stated that they attached a condition of approval that it be converted into condominiums within five years.

Sweeney stated that the owner can turn them into four units and sell them to one person and rent out.

Sharples replied yes.

LeHoullier stated that that situation happened on Maple Street where one person bought four units and rented them out. Stated that the owner didn't screen the renters and the value went out the window. Stated that they have to be cognizant of that.

Sharples stated that he is not sure how the Planning Board or the Site Plan Review Regulations relate to that.

LeHoullier asked if they have enough parking.

Sharples replied yes and stated that eight parking spaces are required. Stated that he will look into that more though.

Fournier pointed out that there are two driveways.

Cortez asked what the purpose of the five year time frame was.

Sharples stated that it was up to the ZBA. Stated that it was some time ago but that it was what the applicant proposed.

Sweeney asked if they can change it to 90 days instead.

Sharples replied no and stated that it was part of the ZBA approval.

Witham stated that property maintenance issues have been brought up and that he would like the City's opinion on that. Stated that he would be looking into some possible improvements

because there will be more people and traffic. Stated that the sidewalk on Myrtle Street isn't good. Stated that he would like some input from the contracted City Engineer Joe Ducharme.

Gallant asked if there are any internal building plans.

Sharples stated that he can get some to better understand the layout.

Motion: Witham moved that the request of Brandt Development Company for a site plan to convert an existing two unit building into a four unit building be **TABLED** and the public hearing be continued until the May 21, 2014 Planning Board meeting.

Seconded by Delyani. Motion carried with a 9-0 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 is working on a Groundwater Protection Ordinance that he will want to the Planning Board to review. Asked about putting it on the next agenda.

Sweeney stated that it will go on the May Planning Board agenda.

Sharples stated that it would have to go to the City Council if it makes it that far.

LeHoullier asked if the Board should review the Subdivision Regulations and dimensional requirements.

Sharples stated that there was a Subdivision Regulation Committee that had a draft ordinance but that it was put on the back burner. Stated that it can be brought back up.

LeHoullier stated that there have been a lot of waiver requests and that maybe they should update the regulations.

Sharples stated that after they review the Groundwater Protection Ordinance they can move on to the Subdivision Regulations.

6) COMMUNICATION AND MISCELLANEOUS

None.

Motion: Robidas moved to adjourn the meeting.

Seconded by Cortez. Motion carried with a 9-0 vote.

Meeting adjourned at 8:35 pm.

Respectfully submitted:



Tracy Gora, Planning Secretary
Somersworth Planning Board