

**SOMERSWORTH PLANNING BOARD  
MINUTES OF MEETING  
OCTOBER 15, 2014**

**MEMBERS PRESENT:** Ron LeHoullier, Chair, Dave Witham, City Council Representative, Bob Belmore, City Manager, Aaron Fournier, Harold Guptill, Paul Robidas and Mark Richardson.

**MEMBERS ABSENT:** Ernest Gallant, Vice Chair.

**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 August 20, 2014.

Seconded by Guptill. Motion carried with a 7-0 vote.

**2) COMMITTEE REPORTS**

**A) ZBA Report**

Sharples referred to the attached report and stated that one applicant requested to be tabled until the next meeting and that the other application, for a five foot fence in a front yard, was approved.

**B) City Council Report**

Witham stated that there is nothing significant to report but that the downtown infrastructure project is moving forward on pace. Stated that there will be temporary road striping this Friday and the final pavement layer will be installed in the spring. Stated that the High Street repaving project is ahead of schedule and that they may be able to begin work on Blackwater and Whitehouse Road this fall.

**C) Site Review Technical Committee Report**

Sharples referred to the attached report and stated that no meeting was held.

**D) Minor Field Modification Report**

Sharples referred to the attached report and stated that none were requested.

**E) Strafford Regional Planning Commission Update**

Sharples stated that the City is allowed three members on the Commission but there is currently only two. Stated that new members are recommended by the Planning Board to the City Council, who votes on the nomination. Stated that SRPC members can be any City resident and don't have to be a Planning Board member.

Belmore stated that if anyone would like more information they can contact him or Director Sharples. Stated that the Commission looks are projects, applications, grant allocations, etc. at a regional level. Stated that it is important to have the City represented with three members.

F) Vision 2020 Committee Report

Witham stated that the Committee has not met recently.

3) OLD BUSINESS

- A) Roger Therrien is seeking site plan approval for a building addition on property located at 371 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48, Lots 20 & 20B, SITE #09-2014.

Sharples reviewed his memo (see attached) and stated that the application is for a building addition with additional pavement. Stated that this item was heard at the last Planning Board meeting and was tabled but CLD Consulting has completed their initial review and that he just received it Friday. Stated that there are several items that need to be addressed or waivers need to be requested. Stated that they may submit a waiver request from having a landscape architect stamp the plans. Stated that at the last meeting the Board discussed landscaping and seemed to expect a more robust plan but that the landscaping hasn't been revised yet. Stated that he feels that the landscaping needs to be finalized before approval. Stated that the Board questioned the existing gravel perch but that the plans do not address that. Stated that the gravel perch is mostly located on the adjacent property to the north. Stated that he doesn't think this application is ready for approval and that he feels there will be waiver requests. Stated that he recommends tabling the application.

**Motion:** Witham moved that the request of Roger Therrien for a site plan for a building addition be removed from the table.

Seconded by Richardson. Motion carried with a 7-0 vote.

**Geoff Aleva** with Civil Consultants represented the applicant and addressed the Board. Stated that they are proposing a 6700 square foot building addition over existing impervious surface. Stated that there will be an apron around the building to gain access but that there will be no major changes to the north of the property. Stated that the gravel perch will go away and the area will be seeded. Stated that the large pieces of broken asphalt will be removed and replaced with landscaping. Stated that he would like to discuss landscaping more but that they are going to request a waiver from having a landscape architect stamp the plans. Stated that he would rather work with the Board on landscaping and stated that he uses a local nursery. Stated that this is a small project and that most CLD comments were straight forward. Stated that the drainage wasn't designed for infiltration. Stated that this is an active auto repair area and that they use the pond for control. Stated that they are reducing the stormwater from the site. Stated that it goes to a wooded area and that there will be less impact post-development. Stated that the soils are great here and that they may have to add topsoil to slow the drainage down. Stated that the addition will have the same metal siding and mimic the windows from the existing building. Stated that garage doors on the front will be glass and the ones on the side will be solid.

Witham stated that he raised landscaping questions at the last meeting and that he sees this as an opportunity to improve the site. Stated that the site has already been improved since Therrien purchased it. Stated that it is possible that the landscaping being done to the south could be mimicked on the northern side of the property. Stated that he would like to see a buffer along Route 108.

Aleva stated that there is parking on the north of the property that needs to remain to meet ordinance requirements.

Witham suggested that based on the plans, the sign and the vehicle perch may not be on the subject property.

Aleva stated that it is about half and half.

Witham stated that something needs to be done to soften the area. Stated that if this was a new site he would want more of a buffer but that he would like a half way point. Stated that he likes the glass garage doors on the front.

Aleva stated that he spoke with Sharples about landscaping and that they feel they can do more there.

Sharples stated that he feels that there is only about three feet there and that he feels that only about 25% of the vehicle perch is on the subject property. Stated that a tree could be planted there.

Witham asked about the landscaping on the southerly side of the site.

Aleva stated that there are three deciduous trees and some lower shrubs which break up the view from Route 108 without blocking the building.

Witham asked the applicant if he is looking for direction on the type of trees to use.

Sharples replied no and stated that he will work with Aleva.

Witham stated that this is a small parcel and that he is not sure if a landscape architect would add to this. Stated that whatever is done should be in keeping with the ordinance.

Robidas stated that the size of the trees needs to be such that they are noticeable.

Aleva stated that he works with Salmon Falls Nursery quite a bit and will for this project also. Stated that it will be shown on the next set of plans.

Witham asked if that is enough clarity.

Sharples replied yes.

**Motion:** Robidas moved that the request of Roger Therrien for a site plan for a building addition be **TABLED** until the November 19, 2014 Planning Board meeting.

Seconded by Guptill. Motion carried with a 7-0 vote.

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

None.

#### 4) **NEW BUSINESS**

A) Roger Therrien is seeking a voluntary merger of properties located on Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48, Lots 20 & 20B.

Sharples stated that the applicant wants to wait on this request until the site plan is acted on so there is no action needed tonight.

Belmore asked why they want to wait on this request.

Sharples stated that they would like to be sure they get approval before doing the merger. Stated that the merger will be required for the site plan.

Belmore asked if there are rules that require the Board to act on the request.

Sharples stated that he is not sure the clock is ticking on this application yet. Stated that the applicant is requesting that the Board waits on it.

Witham asked if there are notification requirements for lot mergers.

Sharples replied no.

B) 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**

LeHoullier asked about the status of the Sunningdale subdivision project.

Sharples stated that it wasn't feasible to start construction this fall so instead of financing through the winter, they decided to wait until spring. Stated that he has not heard the status of the conservation easement.

Belmore asked if they have started the improvements at Millennium Park.

Sharples stated that they should have a game plan by early winter.

Witham stated that park usage will be amped up in the spring so this may be the window of opportunity for the improvements.

Sharples stated that the major users of the park are aware of what is going on.

Witham asked about the project review form from the NH Division of Historical Resources (NHDHR) that was in the monthly packets.

Sharples stated that it doesn't really have anything to do with the Planning Board but that they were cc'd on the letter. Stated that it was just a required permit for the solar array going in at Crockett's Crossing, which the Planning Board approved. Stated that it is just part of the conditional use permit.

Belmore suggested that a cover memo be provided with these in the future.

Fournier stated that the fence installed at the Goodwill building is not what was approved.

Sharples stated that he will have to check on that but that he believes that it was approved for an eight foot fence. Stated that he has talked with Blaisdell, the adjacent property owner and

that he has put him in contact with the builder. Stated that it would be a minor change if they remove some fence panels. Stated that the two properties are working together.

Fournier stated that he thought that the fence would reduce in height close to the road.

Sharples stated that he will check on that.

Witham mentioned sight distances.

Sharples stated that this fence doesn't affect sight distances.

**Motion:** Robidas moved to adjourn the meeting.

Seconded by Fournier. Motion carried with a 7-0 vote.

Meeting adjourned at 7:03 pm.

Respectfully submitted:



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Tracy Gofa, Planning Secretary  
Somersworth Planning Board