

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 19, 2014**

MEMBERS PRESENT: Ron LeHoullier, Chair, Marcel Hebert, Alternate City Council Representative, Bob Belmore, City Manager, Harold Guptill, Paul Robidas, Mark Richardson, Don Berrios, Alternate, Chris Cortez, Alternate and Paul Maskwa, Alternate.

MEMBERS ABSENT: Ernest Gallant, Vice Chair, Aaron Fournier.

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 October 15, 2014.

Seconded by Belmore. Motion carried with a 6-0-2 vote with Hebert and Cortez abstained.

2) COMMITTEE REPORTS

A) ZBA Report

Sharples referred to the attached report and stated that there were two items on the ZBA agenda. Stated that the Board took no action on the first at the applicant's request and the second item for a deck within side setbacks was approved.

B) City Council Report

Hebert stated that he has nothing to report.

C) Site Review Technical Committee Report

Sharples referred to the attached report and stated that there were three applications on the agenda. Stated that there was a major subdivision application for Cole's Pond Road, which was before the Planning Board years ago for a design review. Stated that there was an application for redevelopment for a vehicle reconditioning center on Tri City Road and an application for three apartment buildings for a total of 144 residential units on Tri City Road.

D) Minor Field Modification Report

Sharples referred to the attached report and stated that there were two requests, which were both approved. Stated that one request was for storage silos at Contitech Thermopol and the other was for installation of a stockade fence at Eyesight on Route 108.

E) Strafford Regional Planning Commission Update

Sharples stated that there is not a Commission member on the Planning Board.

F) Vision 2020 Committee Report

Sharples stated that the Committee has not met.

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 this is a site plan application for a 6700 square foot building addition with additional pavement. Stated that this item was before the Planning Board at their last meeting and that now the majority of CLD Engineers comments have been addressed and that the remaining comments are small and can be noted on the plans. Stated that the applicant submitted a landscape plan that meets regulations but it is not stamped by a landscape architect so they are submitting a waiver request from that requirement. Stated that they are seeking three waivers: one from the landscape architect signing the plans, one from the Low Impact Development (LID) Stormwater Regulations and one from the appearance standards because they want to extend the existing metal siding. Passed out suggested conditions of approvals.

LeHoullier appointed Cortez and Maskwa as voting members for tonight's meeting.

Motion: Robidas moved that the site plan request of Roger Therrien be removed from the table.

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

Geoff Aleva with Civil Consultants represented the applicant and addressed the Board. Stated that he went through the second round of CLD Engineers comments and that they are pretty minor and that the plans haven't changed much. Stated that he has worked with Salmon Falls Nursery for additional screening and that there will be more bushes and shrubs for infill and a tree at the northern edge. Stated that they talked about appearance standards at the last meeting and got comments from the Board. Stated that he updated the appearance of the building from those comments. Stated that they are requesting a waiver from LID stormwater regulations because they want to do a more conventional system. Stated that they will be taking the design theory but not doing infiltration. Stated that the system that is there now is working well. Stated that the soils are very sandy and that there is a large wooded area for discharge.

Robidas stated that it looks like everything the Board has asked for at the last meetings has been done. Stated that one member was interested in glass bay doors and that they are proposed now. Stated that there was a discussion on the vehicle ramp and that has been taken care of. Stated that he feels they have done a good job with the lot. Stated that as far as appearance standards go, he is okay with keeping what is already there.

Guptill asked, regarding the appearance standards, if there were changes from the last time.

Aleva stated that everything is the same from the last meeting.

Guptill asked about the LID stormwater regulations waiver request.

Aleva showed on the plans and stated that there is a small detention pond that only captured the runoff from one side. Stated that now there will be new grading and it will capture more. Stated that the ordinance calls for infiltration. Stated that the detention pond is on the edge of a wooded area. Stated that there is a long run for water to get treatment with the natural buffer.

Landscaping Design Standards Waiver Request Motion: Robidas moved that the request of Roger Therrien for a waiver from Section 11.6.e.ii of the Site Plan Review Regulations regarding

the requirement to have a landscape architect design the proposed landscaping be **APPROVED**.

Seconded by Guptill.

Belmore asked Sharples is he is comfortable with the landscaping plan as it is now.

Sharples replied yes and stated that it meets the intent of the regulations.

Vote carried with an 8-0 vote.

Robidas asked Director Sharples is he is comfortable with the LID waiver request.

Sharples stated that he cannot speak for CLD Engineers but that the SRTC didn't have a problem with it. Stated that the soils are so sandy there.

LeHoullier appointed Berrios as a voting member for tonight's meeting.

Low Impact Development Stormwater Waiver Request Motion: Robidas moved that the request of Roger Therrien for a waiver from Section 11.17 of the Site Plan Review Regulations regarding the requirement to have infiltration and ground water recharge be **APPROVED**.

Seconded by Cortez.

Sharples stated that this was existing and that there isn't much on an increase in impervious surface anyway. Stated that it is appropriate for this site.

Motion carried with a 9-0 vote.

Appearance Standards Waiver request Motion: Guptill moved that the request of Roger Therrien for a waiver from Section 11.7 of the Site Plan Review Regulations regarding appearance standards be **APPROVED**.

Seconded by Hebert.

Belmore stated that Robidas mentioned Witham requesting something regarding appearance standards be done and asked if it was done.

Robidas replied yes and stated that he wanted glass doors on the front and that has been done.

Sharples stated that the waiver is for siding and roof pitch.

Motion carried with a 9-0 vote.

Guptill asked if they can go through the suggested conditions of approval.

Belmore asked that they go through the suggested conditions of approval one at a time.

Sharples read condition of approval number one.

Belmore asked who determines the escrow amount.

Sharples stated that they send the plans to CLD Engineers to create a task order and they determine the amount.

Sharples read condition of approval numbers two and three.

Belmore stated that the “City” is referenced in many of these conditions of approval but that he would like to have an actual person named. Asked how someone is to know who to go to.

Sharples stated that always get sent to him.

Belmore questioned what would happen if Sharples is not around. Stated that he would like it to reference a City Official.

Sharples read condition of approval numbers four, five and six.

Belmore asked what is considered a “timely manner”.

Sharples stated that it is tough because of the time of year. Suggested maybe it can be as weather and soil conditions allow.

Belmore stated that it is nice to clarify and have some boiler plate language.

Sharples read the rest of the conditions of approval.

Motion: I move that the request of Roger Therrien for a site plan for a building addition be **APPROVED WITH THE FOLLOWING CONDITIONS:**

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

B) 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 reviewed his memo (see attached) and stated that this is a voluntary merger request to combine two lots. Stated that voluntary mergers are governed by the State and that no public hearing or public notice is required. Stated that the Planning Board shall approve the request unless it creates a violation of current regulations. Stated that he researched the request and that it doesn’t violate any regulations. Stated that the parcels are owned by the same entity and that he recommends approval. Stated that the site plan that was just approved requires that this be done.

Geoff Aleva with Civil Consultants represented the applicant and addressed the Board. Stated that the property owner wants to merge the two lots to avoid setback issues with the development. Stated that the lot was originally split years ago to create residential lots.

Motion: Belmore moved that the request of Roger Therrien for a voluntary merger be **APPROVED.**

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

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

None.

4) **NEW BUSINESS**

A) Strafford Regional Planning Commission nomination.

Sharples stated that the Planning Board is responsible for nominating members to the City Council. Stated that there is a vacancy on the Commission but that he has not received interest for anyone.

LeHoullier stated that anyone interested in being on the Commission should contact the Planning Office.

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**

None.

Motion: Robidas moved to adjourn the meeting.

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

Meeting adjourned at 7:05 pm.

Respectfully submitted:



Tracy Gora, Planning Secretary
Somersworth Planning Board