

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
July 17, 2019**

MEMBERS PRESENT: Ron LeHoullier, Chair, Harold Guphill, Vice Chair, Paul Robidas, Chris Horton, Jason Barry, Alternate, Jeremy Rhodes,

MEMBERS ABSENT: Bob Belmore, City Manager, David Witham, City Council Representative, Jameson Small

STAFF PRESENT: Shanna B. Saunders, Director Development Services

The Meeting was called to order at 6:30 PM.

LeHoullier stated that item 4B TTAD Real Estate, LLC (Ocean Breeze, LLC) has withdrawn their application.

LeHoullier appointed Barry as a full voting member for the meeting.

1) **Approval of the minutes of the meeting of June 19, 2019.**

Motion: Robidas MOVED to approve the minutes of the June 19, 2019 meeting.

Seconded by Horton.

The MOTION CARRIED with a vote of 5-0-1 (Rhodes abstained)

2) **COMMITTEE REPORTS**

Land Use Board Reports (ZBA, HDC, Conservation Commission, SRTC): LeHoullier stated the reports are in the board's packet if they have additional comments to add. No additional comments

City Council Report: No Report

Minor Field Modifications Report: No Comments.

Strafford Regional Planning Commission Update: LeHoullier stated the board continues to receive the updates.

Horton noted that Saunders had sent out a survey recently and requested she brief the board on the subject.

Saunders stated the survey she sent out has been created by the Strafford Regional Planning Commission. She explained they received a grant and have picked Somersworth Parks as a study. The study is reviewing the urban parks and how residents use them. At the end of the survey Somersworth will receive a report for suggested improvements to infrastructure to make the Parks more accessible. As things progress Saunders will keep the board informed.

Vision 2020 Report: Saunders stated she had nothing to report.

3) **OLD BUSINESS**

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

4) **NEW BUSINESS**

A) Michael and Lorraine Bobinsky, are seeking a Conditional Use Permit to construct an 8' x 18' porch within the 100 – foot Wetland Buffer on a property located at 7 Firefly Circle, in the Residential Single Family (R1) District, Assessor's Map 20 Lot 05-13, CUP#02-2019-PUBLIC HEARING

Saunders stated the applicant is proposing to construct an 8' x 18' screened porch addition on the back side of the house located at 7 Firefly Circle (Sunningdale Development). This would encroach into the 100' Wetland Buffer by 6'. She stated the application was very complete. She stated the application was reviewed by the Conservation Commission at their June 12, 2019 meeting and a copy of their recommendation has been provided in the board's packet. The Conservation Commission has recommended approval with no additional conditions. Saunders noted that the applicant has provided two design concepts that are also included in the packet. The applicant has requested that Option B be approved as it would reduce the size of the impact into the Wetland Buffer.

Applicant Statement: **Michael Bobinsky**, applicant, attended the meeting. He stated they are planning to construct an 8' x 18' screened porch. Bobinsky stated they worked with an architectural designer who established two designs. Option A was a 10' x 18' screened porch and Option B was an 8' x 18' screened porch. He stated they provided both options in the packet but are requesting approval of Option B as it will minimize the encroachment into the buffer. Bobinsky stated Option B will only encroach the buffer by 6'. Bobinsky stated they will not have any gutters on the porch. He stated it will be natural sheet drainage which will match the rest of the house.

LeHoullier opened the public hearing.

No public for comments.

LeHoullier closed the public hearing.

Robidas MOTION to accept the application as complete.

The motion was SECONDED by Horton.

The MOTION CARRIED by a 6-0 vote.

Robidas asked what additional plantings will be added. Bobinsky stated there is an existing garden where the porch will be constructed that will be relocated. He stated they have extensive landscaping that is a mix of aesthetics and functional plantings. He stated they will include plantings that complement the structure.

Robidas stated since the porch is on posts and there is not a foundation being set he is in favor of this application.

Horton stated he concurs with Robidas's statements. He stated the applicant has provided nice renditions of both options and he supports this project.

Rhodes stated the plan submitted was very well thought out and thorough. He stated the applicant took great care to minimize their impact. He stated he fully supports the application.

Guptill asked if the application is for the Option B. Bobinsky stated he presented both options but informed the Conservation Commission he would like Option B. He stated Option B has a lesser impact.

Barry asked for confirmation on the encroachment to the wetland buffer. Saunders stated it was 6'.

MOTION: Robidas stated I move that the CUP request of Michael and Lorraine Bobinsky to construct an 8' x 18' porch as per the plan provided in option B within 6 feet of the 100' No Disturb Wetland Buffer be APPROVED.

Seconded by HORTON

MOTION CARRIES by a 6-0 vote.

- B) TTAD Real Estate, LLC (Ocean Breeze, LLC) is seeking site plan and conditional use approval, with waivers to construct a 6,000 SF building for the purpose of Sales and Services of new and used Motor Homes and Travel Trailers on property located at 355 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48 Lot 24A, SITE#10-2019 and CUP#03-2019.-PUBLIC HEARING**

LeHoullier stated this item has been withdrawn.

5) **WORKSHOP BUSINESS**

- A) Any workshop business that may come before the Board.
- B) Saunders stated she will be bringing back the Accessory Dwelling Unit section of the Zoning Ordinance for review. She stated the board approved it last year and the department has now had the chance to implement the ordinance and has found some discrepancies. She explained she will provide the board with a marked-up copy for review and potential recommendation to council.
- C) Horton asked for an update on the Downtown Parking Overlay.
 - a. Saunders stated it will be going before Council at their August or September meeting. She stated they will be reviewing and approving the geographic location of the overlay. It is close to implementation.
- D) LeHoullier stated he brought up reviewing the fence ordinance at a previous meeting.
 - a. Saunders replied that she has pulled some files that have experienced the issue. She stated she will bring information for the next workshop.
- E) Horton stated Rochester has recently implemented impact fees and asked if it was something that Somersworth would look at going forward.
 - a. Saunders stated the City has the water/sewer impact fees. She explained she did not know the details behind Rochester's but impact fees but State RSA allows impact fees for schools, roads, stormwater and a few other categories. She stated it could be looked at though.

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- b. Robidas stated this had been reviewed 5-6 years ago and much of the discussion revolved around how the funds had to be handled. He stated it was determined at that time the current process with the water/sewer impact fees was adequate.
- c. Saunders stated it is a big project to do with establishing the formula for the impact fees and could take a year of consultant work. She stated it would be a large project to undertake.

6) COMMUNICATIONS AND MISCELLANEOUS

LeHoullier requested at the next meeting to receive an update on 16-18 Myrtle. He stated it was previously approved to have 3-4 units that were granted for condominiums. Saunders stated she would review the files.

Horton stated the Green Street development looked like it was going well. Saunders added that the Sunningdale, Tara Fields and Rocky Hill developments have also been moving along well.

Barry stated he went to the new liquor store and was impressed with their reuse of the building. Stated the overall renovation was wonderful.

Robidas MOTION to ADJOURN. Horton SECONDS the motion. The motion carries by a 6-0 vote at 6:47pm.

Respectfully Submitted,

Dana Crossley
Planning Secretary