

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
October 20, 2021**

MEMBERS PRESENT: Bob Belmore-City Manager, Keith Perkins, Alternate, Chris Horton, Jeremy Rhodes, Jason Barry, Ron LeHoullier, Chair, David Witham, City Council Representative, Paul Robidas, Harold Guptill- Vice Chair, Paul Goodwin-Alternate, Mark Richardson

Excused Members:

STAFF PRESENT: Michelle Mears, Director Development Services, Dana Crossley
Planning Secretary

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

1. Approval of the minutes of the meeting of September 15, 2021.

Motion: Robidas MOVED to accept the minutes of 9/15/2021.

The MOTION is SECONDED by Horton.

he MOTION CARRIED by an 8-0-1 vote, Richardson abstained.

2. COMMITTEE REPORTS

Land Use Board Reports (ZBA, HDC, Conservation Commission, SRTC, Minor Field Reports): No comments.

City Council Report: Witham stated an update on the Fire Station was given during the CIP. The Cemetery Road project continues to move forward with four SUR crews on site working. There will be pavement put down for the winter with the final paving commencing in the Spring. City Council is reviewing the proposed roads for the FY22 road resurfacing projects.

Strafford Regional Planning Commission (SRPC) Update: Richardson reported that the 10 Year Plan was reviewed. There was discussion of Exit 10 and extending the rail trails and bike routes into the area. He stated the Commissioners discussed the increased use of electric bikes and need for bike trails and expects to see more discussion of that coming.

3. OLD BUSINESS

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

No other old business.

4. NEW BUSINESS

A. Compliance Hearing: regarding Site Plan compliance for the rear garage doors during business operations for Sullivan-Stonebridge LLC 442 High Street, in the Residential/Commercial & Residential Single Family (R/C & R1) Districts, Assessor's Map 38 Lot 3, SITE#04-2020

Mears state this item is for discussion only at this time. Since June Firestone has been out of compliance with their site plan approval in regards to the rear garage doors being closed during business operations. The ownership of the site changed in July and the Code Compliance Officer Paul Crouser has been working with Firestone regarding the issue. Working with them to bring them back into compliance and have reached out to the new owners. She noted this week the site has

been in compliance but if they continue to be out of compliance will bring them forward for a compliance hearing.

Witham inquired how this came to light to the Code Officer.

Mears stated it was an observation and along with the observation of the signs that were not allowed. Witham noted that he had noticed a lot of extra temporary signage on the site and feels the site requires a watchful eye.

Belmore recommended the City send a letter to the property owner and hand deliver one to the site, outlining the fact that the Planning Board, if the issues are not acted on, be bringing them forward to revoke the site plan.

Richardson inquired if the City was notified when the property was sold and if that was done timely. Crossley stated that Assessing update their records when they received the deed. Crouser had been working directly with Chad Brubaker and not led to believe he should re-check the ownership and continued to work directly with Brubaker to address the issues. When it came to the point to bring them before the Planning Board the ownership was reviewed to find the mailing address to send the notification and realized at that point the property had sold. At that point moved forward to notify the current owners of the compliance issue.

Rhodes stated he had noticed the blow-up signs as well. Combined that with the repetitive doors being left open when abutting a residential neighborhood, it has been three months and views this as a pattern of poor behavior of the owners and management of the store. He stated Belmore's course of action is the course to go.

Witham stated that there was silt catchment installed around the catch basin on High Street that is still there and needs to be removed. Noted additionally there was a 'total station' mounted on the island of Middle Street for surveying and the pole is still there along with the impact to the grass of Middle St. from storing construction material there, staff should look at to ensure that has been restored.

5. WORKSHOP BUSINESS –

A. Mears noted that the Board received a copy of a new application that is specific to lot line adjustments, looking for any feedback from the Board.

Witham inquired the impetus behind the change.

Mears explained that it is more specific for the request and makes it clearer for the applicant.

Belmore inquired if it should be lot line adjustment rather than subdivision plat that the applicant is signing for.

Mears stated that would be addressed.

Witham stated if it makes things easier for an applicant it seems acceptable.

B. Horton stated with inflation on the rise and current climate if the City has discussed increasing the Planning fees.

Mears stated staff is currently working on addressing that currently. She noted they have met with the City Manager and Finance Director. The intent is to pull the fees from the various documents and establish a singular fee schedule document.

6. **COMMUNICATIONS AND MISCELLANEOUS**

A. LeHoullier was there any follow up on the landscaping for Walmart.

Mears stated the Code Compliance Officer reviewed the site plan and has notified Walmart of the issue.

B. Goodwin stated he is an advocate for bike utilization and noted it is a ‘chicken and egg’ situation where people are not comfortable biking without the infrastructure but municipalities do not want to install infrastructure without the need for it.

There was a brief discussion of importance of bike infrastructure and ease of accessibility.

Belmore was excused at 6:59PM.

MOTION: Robidas MOTION to ADJOURN.

Guptill SECONDS the motion

The MOTION CARRIES by a 7-0 vote at 7:01pm.

Respectfully Submitted,

Dana Crossley, Planning Secretary