

**SOMERSWORTH PLANNING BOARD
MINUTES OF WORKSHOP MEETING
May 19, 2021**

MEMBERS PRESENT: Jason Barry, Bob Belmore-City Manager, and, Harold Guptill- Vice Chair & Keith Perkins – Alternate, Jeremy Rhodes, Paul Robidas, Paul Goodwin-Alternate and Chris Horton

Excused Members: Ron LeHoullier, Chair, David Witham, City Council Representative and Mark Richardson

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

The Meeting was called to order at 5:30 PM.

Director Mears stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to watch to this meeting through the Local Government Cable Access Ch. 22 (Comcast), and streamed live through the City's website at www.somersworth.com. Although this is a public meeting, the public is encouraged not to attend and instead to leave comments or concerns at the following phone number # 1-603-692-9519 by emailing planning@somersworth.com or by sending written comment to Planning Board, 1 Government Way, Somersworth NH 03878. Comments must be received no later than 4pm the day of the meeting. She stated all votes will be taken by roll call votes.

Roll call attendance was taken: **Rhodes** and **Perkins** were present in Council Chambers. **Guptill, Robidas, Barry, Horton, Belmore** were in attendance remotely and alone. Director Mears and Secretary Crossley were also present in Council Chambers. **Goodwin** joined the meeting late remotely.

Guptill appointed Perkins and Goodwin when he joins the meeting as a full voting member for the meeting.

1. Review of Proposed Updates of Site Plan Review Regulations: Section 12.17 Low Impact Development (LID) Stormwater Regulations

Public Works Director Mike Bobinsky and **City Engineer Amber Ferland** were in attendance remotely to present the proposed amendments to Section 12.17 of the Site Plan Review Regulations.

Bobinsky stated many of the commercial site plans approval have a condition of approval that requires the property owner to submit a yearly stormwater inspection report. He stated this is in support of the MS-4 permit that the City files yearly with the EPA. He stated the EPA flagged some areas of the Site Plan Regulations last year that were out of compliance.

Ferland reviewed the memo provided to the Board. She stated the proposed updates for Section 12.17 of the Site Plan Review Regulations are direct requirements from the EPA. She stated the following are the updates the EPA has required the City to make to the Site Plan Review Regulations:

1. Add language about percent reduction of Nitrogen, Phosphorus, TSS
2. Add language about specific erosion and sedimentation control measures
3. Add redevelopment criteria language
4. Discuss possibility of off-site mitigation language
5. Pull the Operation and Maintenance Plan (Post-Construction Stormwater management) out from the Stormwater Regulation category and create a separate section. This could be under a separate heading: Post-Construction Stormwater Management.

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Horton inquired if there were specific sources of nitrogen being found that reflected the need to include it into the updated verbiage.

Bobinsky stated it often comes from fertilizers.

Horton inquired how the Board would determine that the applicant was in compliance with Section 7. Ferland explained that as part of the stormwater report there would be calculations within that to reflect the numbers. She stated some stormwater management systems have a built in reduction number. This can also be something that is picked up in the review by the third party agent of the city.

Guptill asked if there is a starting point for the nitrogen level and if it is low does the property owner still need to reduce it.

Ferland stated yes. As part of the pre-development process the nutrient load is examined and then a reduction from that point.

There was a brief continued discussion about the reduction of nitrogen levels.

Rhodes inquired if there was an opportunity to provide suggestions on how to meet the requirements.

Bobinsky stated as part of the third party review report there are sometimes recommendations that build off of the applicant's responses. He stated alternative solutions could come from that back and forth.

Rhodes noted that the recent site plan that was before them for Enterprise Drive (Mark Harrington) was a well-designed site that he would like to see more sites look to for inspiration.

Belmore asked if there was a requirement for an engineer to have stamped the plans.

Bobinsky stated if it is not in the language they would suggest adding it.

Mears noted the next step is for the Board to hold a public hearing. She stated the next meeting is June 16th.

Guptill inquired if they would get an updated document for the public hearing.

Mears stated yes.

Belmore noted on pg. 9 it should be changed from Planning Department to Planning Office.

MOTION: Belmore stated, I move to schedule a public hearing for the proposed amendments Section 12.17 of the Site Plan Review Regulations on June 16, 2021.

The MOTION is SECONDED by Robidas.

The MOTION CARRIES by an 8-0 roll call vote.

Robidas stated I MOTION to end the workshop.

Barry SECONDS the motion.

The MOTION CARRIES by a 9-0 roll call vote at 5:52 PM.

Respectfully Submitted,

Dana Crossley, Planning Secretary