

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 20, 2017**

MEMBERS PRESENT: Ron LeHoullier, Chair, Harold Guptill, Vice Chair, Bob Belmore, City Manager, Mark Richardson, Jeremy Rhodes, Jason Barry, Alternate, Mark Fearis, Alternate and Jameson Small, Alternate.

MEMBERS ABSENT: Aaron Fournier, Paul Robidas, Dave Witham, City Council Representative,

STAFF PRESENT: Shanna B. Saunders, Director of Planning and Community Development and Christien DuBois, Assessing/Code Clerk.

LeHoullier called to order at 6:30pm.

1) APPROVAL OF MINUTES

Motion: Belmore moved to accept the minutes of the meeting of July 19, 2017, seconded by Richardson.

LeHoullier appointed Fearis as full member of the Planning Board for this meeting.

Saunders stated that last meeting there was an application for a proposal on Stackpole Road, that project remains under discussion. Saunders stated that the abutters will be notified once that proposal is back on the agenda

2) COMMITTEE REPORTS

ZBA Report

Saunders stated there was nothing to report

City Council Report

Belmore stated that there was a community charrette this Friday at the CTC at the High School with public forums at 3:30pm and 6:30pm. Anyone in the community is welcome to attend the event. The charrette will seek a vision for Main Street as well as the Somersworth Plaza and discuss what it might look like in the future. Results of the meeting will be displayed on Saturday at 3:00pm. Several experts are travelling to Somersworth to take part in assisting with developing a plan.

Site Review Technical Committee Report

Saunders stated that there was no update from the last SRTC meeting

Minor Field Modification Report

There was no minor field modification report

Strafford Regional Planning Commission Update

Saunders stated that there was no update from the last meeting

Vision 2020 Committee Report

Saunders stated that vision 2020 is meeting this Thursday.

Belmore stated that there was a meeting on September 28th in Dover at 4:00 and 7:00 for the Governor's Advisory Committee on Intermodal Transportation. Belmore invited members of the City Council and Planning Board to come and participate in discussing preliminary design changes for the intersection at High Street, West High Street and Hamilton Street.

3) **OLD BUSINESS**

A) City of Somersworth proposed various amendments to the Site Plan Review Regulations.

LeHoullier moved old business items to the end of the meeting

Saunders handed out a copy of Site Plan Review Regulations. After several revisions, the only other item remaining requiring revisions are the fees. Saunders stated she is looking for the Board to approve the rest of the changes tonight and allow a few more months to amend the fees.

Guptill asked if the Planning Board vote on this item tonight takes effect immediately, or would the new regulations need to go to council for approval.

Belmore stated that these changes would not have to go to Council for approval.

Saunders stated that these changes would allow smaller projects to move forward more quickly.

Small asked if the new language for flood plain regulations was included in the revisions.

Saunders stated that it wasn't, but that flood plain regulations was another item to be revised, which is one of the reasons she was looking for this to get approved soon.

Belmore stated that one of the numbers for the ordinance should be re-numbered

Guptill motions to approve the amendment, seconded by Ferrais.

Rhodes asked if the Board needed to amend the motion to exclude Section 15 of the Site Plan Review Regulation.

Saunders said yes the Board would.

Guptill modified the motion, to exclude Section 15, seconded by Rhodes, the motion passed unanimously

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

Saunders stated that there was a letter in the Planning Board packet for the National Flood Insurance Program. Saunders stated that after review of building permits to ensure that proper precautions were being addressed for the flood plain, Saunders stated that the City had passed the review; however recommendations for ordinance changes were included in the letter.

LeHoullier stated that there is a house under construction on Buffumsville road that was being built in a location different from what was approved by the board.

Saunders stated that this project was approved for a setback variance by the ZBA. She continued that the builder had mistakenly set the foundation incorrectly and that it is moving forward with the approved location.

LeHoullier mentioned that he believed it was a different property.

Saunders stated that she would do more research on the property and get back to the Board.

4) NEW BUSINESS

- A) Jeffrey & Heidi Morrison are seeking a voluntary merger of two properties located on Old Rochester Road, in the Residential Single Family (R1) District, Assessor's Map 65, Lots 14 & 15.

LeHoullier invited public to speak at the public hearing for this item.

No board members had any questions on the plan.

Jeffrey Morrison stated that this property was subdivided in 2004 because of market conditions. Jeffrey stated that he purchased the property adjacent to their home and would like to put the two properties back together.

LeHoullier closed the public hearing.

Belmore moved to approve, seconded by Guptil. Motion passed unanimously

- B) River Valley Development Corp. is seeking a waiver from Section 7.J.1 of the Subdivision Regulations regarding underground utilities on property located at 204 Green Street, in the Residential Single Family (R1) District, Assessor's Map 08, Lot 79 3, SUB #05-2016.

LeHoullier and Barry recused themselves from this vote. Guptil took over the meeting as Chairman.

Mike Patenaud, the representative for River Valley Development Corp stated that this property was subdivided from 206 Green to create a new single family home. Patenaud stated that two other properties that he has built on Green Street also have overhead power. On the south side of Green Street there is a utility pole that the power company, Eversource, says he has to pull from. One of the poles is unavailable for underground due to the existence of wetlands.

Rhodes confirmed that there is an existing utility pole that he would have to pull for the proposed overhead wires.

Fearis confirmed that the dash line on the print Patenaud provided to the Planning Board not where the proposed power would be coming in.

Fearis confirmed that if the waiver was not granted, underground wires would have to go through the wetland.

Patenaud stated that was correct.

Small asked where on Green Street the other properties Patenaud had built in the past.

Patenaud elaborated on why other houses also have overhead wires that he has built in the past and that other vacant land has recently received zoning approval for a multi-unit property.

Rhodes motioned to approve the request, seconded by Richardson, motion passed unanimously.

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

None

5) WORKSHOP BUSINESS

A) Discussion on new Accessory Dwelling Unit ordinance.

Saunders stated that she would bring that before the Board next month

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

6) COMMUNICATION AND MISCELLANEOUS

Fearis stated that the Walmart gas station looks nice.

LeHoullier asked about the South St Car Wash. Saunders stated that she would provide information next meeting.

LeHoullier asked about the fencing for 260 Main St.

Saunders stated that the fencing had been fixed.

Small asked about the Breton Cleaner's demolition

Saunders that the City is currently out for proposal to remove the hazardous materials and that the City was about a week away from a decision.

Motion: Belmore moved to adjourn the meeting.

Seconded by Fearis.

Meeting adjourned at 6:57 pm.

Respectfully submitted:



Christien DuBois, Assessing/Code Clerk
Somersworth Planning Board