

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
APRIL 18, 2018**

MEMBERS PRESENT: Ron LeHoullier, Chair, Harold Guptill, Vice Chair, Bob Belmore, City Manager, Jeremy Rhodes, Paul Robidas, Chris Horton and Jameson Small.
MEMBERS ABSENT: Dave Witham, City Council Representative and Aaron Fournier.
STAFF PRESENT: Shanna B. Saunders, 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: Belmore moved to accept the minutes of the meeting of March 21, 2018.

Seconded by Guptill. Motion carried with a 5-0-2 vote with Robidas and Horton abstained.

2) COMMITTEE REPORTS

Land Use Board Reports (ZBA, HDC, Conservation Commission, SRTC)

See attached report.

Minor Field Modification Report

See attached report.

City Council Report

None.

Strafford Regional Planning Commission Update

None.

Vision 2020 Committee Report

Saunders stated that the Vision 2020 Committee hasn't met since the last Planning Board update.

3) OLD BUSINESS

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

None.

4) NEW BUSINESS

A) The Donald Herbert Hopkins Revocable Trust is seeking a lot line adjustment for properties located at 368 and 370 High Street, in the Residential Office (RO) District, Assessor's Map 21, Lots 156 and 157, SUB #01-2018.

Saunders stated that the request is for a boundary line adjustment between the two properties which will straighten out two little triangle pieces of property.

Dan O'Lone with Berry Surveying & Engineering represented the applicant and addressed the Board. Stated that both lots are owned by the same entity and the properties are at the corner of High, Ellswick and Wilson streets. Stated that the reason for the current shape of the lots is that they were part of two separate subdivisions and these were left over. Stated that they are trying to make the lines more clear and that they are trying to sell one of the lots. Stated that both lots exceed required area and frontage and that won't be changing. Stated that the angle of the new lot line will maintain the 15-foot setback to the garage. Stated that there will be no change to the use or the look of the properties.

Public hearing opened 6:36 pm.

Public hearing closed 6:36 pm.

Motion: Robidas moved that the request of The Donald Herbert Hopkins Revocable Trust for a lot line adjustment be **APPROVED**.

Seconded by Belmore. Motion carried with a 7-0 vote.

- B) Goodwin Community Health is requesting an extension of the approved site plan for a building addition property located at 311 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48, Lot 24E, SITE #01-2017.

Saunders stated that this site plan was originally approved in June 2017 and received the first extension in October 2017. Stated that this is the second request for an extension and that she recommends approval for six months.

Gary DeColfmacker with Goodwin Community Health addressed the Board and stated that they have space needs after a merger with Family First Health of Portsmouth. Stated that that staff will be moving to this facility. Stated that they thought Federal money would be available but that did not occur so they intent to fund this project in-house. Stated that they are asking for an additional six months.

Guptill asked if six months is needed to begin construction.

Saunders stated that it is six months to get final plans together and submitted.

Robidas asked if six months is enough time and asked if they should approve it for one year.

DeColfmacker stated that a year would be great but that they do feel six months will work.

Belmore stated that his only concern would be other businesses in the area but that he doesn't see anything changing soon.

Motion: Robidas moved that the request of Goodwin Community Health for an extension of site plan #01-2017 be **APPROVED**. This extension is for one year and shall expire on April 18, 2019.

Seconded by Rhodes. Motion carried with a 7-0 vote.

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

Saunders passed out a letter from Sarah McGraw regarding last month's approval of the Rocky Hill Road subdivision (see attached). Stated that she received the final third party report for this subdivision and that they looked at stormwater changes and density calculations. Stated that they are all set with the changes made to stormwater based on the review letter and that the application keeps with the density regulations from the ordinance. Stated that she is just waiting on final easement documents before the plan can be recorded.

5) WORKSHOP BUSINESS

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

Saunders stated that the Board is going to start reviewing a section of regulations every meeting but that as she prepared for this, she realized she wants to make sure that everyone has copies of all the regulations. Stated that everyone should be sure to bring their planning handbook to the meetings.

Robidas asked if the Board should just be supplied with the specific section that they will be reviewing that evening.

Saunders stated that she would prefer that everyone has the entire document and can make notes if they want to. Asked the Board to let her know of priorities.

Robidas mentioned that he doesn't want to have these workshops on the agenda if there are already a lot to review for the meeting.

Saunders stated that she will only have these workshops if there is a lighter agenda.

Belmore stated that the agenda should list what section they are going to review.

Small stated that he would like to review the Conservation Subdivision section first. Stated that the density calculations should be more straight forward.

Saunders stated that she is also willing to meet with people individually if they prefer.

Belmore stated that he would like to review the Board's bylaw. Stated that each Land Use Board should review theirs annually.

Saunders stated that Site Plan Review Regulations fees are still outstanding.

Robidas stated that bonding still needs to be reviewed.

Belmore stated that they haven't updated the subdivision regulations on that yet.

Guptill asked if the new Accessory Dwelling Unit ordinance has been passed yet.

Saunders replied no and stated that there was a first reading at Council at the last meeting and that there will be a public hearing before the next Council meeting.

6) COMMUNICATION AND MISCELLANEOUS

Small stated that he just wanted to mention to the Board that he didn't mean to come off as anti-development. Stated that he is just thinking that with most developments they table items until they can be supplied to the Board. Stated that they take time to look at things. Stated that he just wants all development to be treated the same way.

Motion: Robidas moved to adjourn the meeting.

Seconded by Belmore. Motion carried with a 7-0 vote.

Meeting adjourned at 6:54 pm.

Respectfully submitted:



Tracy Gora, Planning Secretary
Somersworth Planning Board