

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
DECEMBER 14, 2016**

**MEMBERS PRESENT:** Shanna Saunders, Chair, Mike Bobinsky, Scott McGlynn, Tim McLin and Tim Metivier.

**MEMBERS ABSENT:** Keith Hoyle.

**STAFF PRESENT:** Tracy Gora, Planning Secretary.

The meeting was called to order at 10:36 am.

**1) OLD BUSINESS**

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

Saunders stated that she wanted the Committee to review some projects that they have already reviewed, or didn't need SRTC review, before they go to Planning Board. Stated that there is a one lot subdivision proposed for Green Street and she wants the Committee to look and make sure there are no outstanding issues. Stated that one new house lot will be created and that it is going before the Planning Board next week.

Metivier stated that this is in the R1 District and that if this goes through as proposed, the remaining lot will be unbuildable unless a road is built into it because of lack of frontage.

Saunders thanked Metivier for noticing this and stated that the applicant will need a variance for frontage. Stated that the large lot had enough frontage before but won't with the new lot. Stated that there is also a large wetland area on the remaining lot.

Bobinsky asked about water and sewer for the lot.

Metivier stated that he thinks it is public water and private septic. Stated that the lot is just past the connection from Indigo Hill Road. Stated that he thinks that all the lots there have private septic.

McGlynn stated that the existing lots to the south put in an extension and so are on City sewer.

Metivier stated that the property is on a State road.

Bobinsky stated that the City needs to have a parallel relationship with the State for permitting. Stated that a State and a City driveway permit will be needed.

Saunders stated that they will need to go through zoning first and then bring the SRTC a formal application.

Metivier asked if the lot has frontage on Turgeon Lane.

Saunders stated a little but not much and frontage needs to be contiguous.

Bobinsky stated that there is an existing eight inch sewer line that is decent sized and could have the capacity to add a house to it.

McGlynn stated that they will have to confirm that it exists.

Saunders stated that revised plans for the SW Cole project have been submitted. Stated that there was a 50-year storm issue and that she asked them to model a 100-year storm but that they haven't done that yet. Stated that they have added a snow storage area and a construction entrance because there was a concern with tracking onto the street.

Bobinsky confirmed that the snow is behind the existing building.

Saunders stated that it is also by the far side of the parking lot. Stated that the proposal is going before the Conservation Commission tonight.

Bobinsky stated that everything looks good and confirmed that it is just a temporary construction road.

Metivier stated that if the construction entrance were further over it could impact operations so he is okay with where it is now.

Saunders stated that she is going to continue to ask for the 100-year storm model because it is a constrained site.

Saunders stated that there are revised plans for the Atlantic Mini Storage project and stated that they are installing a new fire hydrant, per SRTC request. Stated that she will check with Chief Hoyle on the proposed location.

Metivier stated that the location that Hoyle had asked for was to offer better protection in the event of a fire.

McGlynn asked if this would be an extension of an existing service or a new one.

Saunders stated that she thinks it is an extension.

McGlynn asked where they are going to tie in. Stated that if they are going all the way out to the right of way then they will need to apply for the service and there is a fee associated with it.

Saunders stated that they could make that a condition of approval.

Saunders stated that they are still working with NHDES and they need to supply more information. Stated that they are also still working with the City's third party engineer. Stated that the proposed gravel wetland has changed to an infiltration basin.

Metivier stated that there are very sandy soils in that area.

Saunders stated that they have submitted a traffic analysis and they are well under the trigger for off-site improvements.

Bobinsky stated that he has no issues with Jay Stephens' report.

Saunders stated that John Flatley has asked for an extension of the already approved site plan to build three new apartment buildings. Asked the Committee if they have any reason that the extension should not be granted.

Metivier stated that there was a mutual development agreement for the sidewalk to High Street. Stated that there are delays with the other property now.

Saunders read the condition of approval regarding the sidewalk and stated that Key Auto isn't moving forward right now and the Planning Board may need to look at that issue.

Metivier stated that the two projects were going forward at the same time but now that isn't happening.

Saunders stated that she will bring it up to the Planning Board.

McGlynn stated that they have started clearing the site and that he saw a lot of stumps out there.

Saunders stated that she has met with them once and that they weren't ready for a pre-construction meeting. Stated that they can cut but not stump. Stated that if/when the Planning Board grants the extension the next step is for a pre-construction meeting.

Bobinsky stated that he is concerned with the dealings with the NHDES on the sewer. Stated that he doesn't know the status of that and that he is not sure it has been blessed yet.

Saunders asked if Flatley is aware of the sewer connection fee.

Bobinsky stated that they do and have acknowledged it.

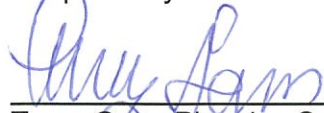
Saunders stated that this meeting was just the start of the new meeting schedule and that she is hoping it will run smoother next time.

## 2) NEW BUSINESS

A) Any new business that may come before the Committee.  
None.

**Motion:** Metivier moved to adjourn the meeting.  
Seconded by McLin. Motion carried with a 5-0 vote.  
Meeting adjourned at 11:04 pm.

Respectively submitted:

  
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Tracy Gora, Planning Secretary  
Site Review Technical Committee