

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**August 10, 2022**

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Michael Bobinsky, George Kramlinger (10:39AM), John Sunderland, Paul Robidas

Excused Members: Jeff Gallant

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:32 AM

**1. Approval of the minutes:** No minutes

**2. OLD BUSINESS**

Any old business that may come before the Committee. – No old business.

**3. NEW BUSINESS**

- a. **85 Elm Street Somersworth, LLC is seeking conceptual review for a proposed multifamily development on a property located at 85 Elm Street, in the Business with Historic Overlay (BH) District, Assessor's Map 10 Lots 176 and 177, SITE#13-2022**

**Neil Hansen** of Tighe and Bond, **Ben Stebbins** and **Rob Previti** of 85 Elm Street Somersworth LLC were in attendance to represent the proposal.

Hansen stated the proposal is for 128 residential units with on site parking that would include a basement level parking to total in 141 parking spaces. Noted some of the buildings on site would be demoed but proposing to retain the existing 8 unit building at 85 Elm St. Where that building is they may complete a lot line adjustment for that to be on its own lot and lot 176 would incorporate the remaining of 177. Stated they have completed test pits on site and intend to install a subsurface infiltration drainage system. The site would connect to City water and sewer along with electric and natural gas. Noted most utilities would come from Elm Street but need to confirm the best location for a water connection. They have a proposed landscape plan but still working on the site lighting plan. Stated they have also submitted preliminary drainage and traffic memos.

Hoage stated for the Water Division note that the domestic service and fire service need to be separate taps from the main. If they move forward with anything larger than a 2" service they would need to hire a contractor to do the work. Recommends they plan for a PRV due to water pressure in this area. If there are existing services that they will not be using they will need to be appropriately abandoned. Services will need to be sleeved through the foundation and the applicant will need to apply for an updated water/sewer application.

There was a brief discussion regarding disconnect processes.

Kramlinger joined the meeting at 10:39 AM.

Robidas inquired how many parking spaces are required by ordinance.

Mears stated 256, they need 2 per unit.

Hansen noted they are proposing 141 parking spaces which would be about 1 per unit.

Robidas stated he feels it is a great proposal but has concern about the parking and thinks the Planning Board would have reservations in regards to that.

Mears noted the applicant would need to get a variance for parking relief since it is within the zoning ordinance.

There was a brief discussion regarding the parking requirements. It was noted that if they utilize any public parking areas they would need to have some sort of plan for during snow storms and parking bans.

Bobinsky stated that any utility connections within the right of way would require a trench permit through the Department of Public Works. Stated he would like to see the drainage and traffic memos. Noted they will want to know the impacts to existing intersections and to ensure with the stormwater/drainage reports there is an operation and maintenance manual included. Asked if the applicant had intent to use Church St.

Hansen stated they are proposing to use Church St as an access point to the under-level basement parking and an exit for some of the surface parking. He stated they would be looking to re-build Church St from their property line to the intersection of Elm St.

Bobinsky asked if their intent is for them to maintain Church St or remain a City St.

Hansen stated it would require further discussion with the applicant.

Sunderland stated his concern with the project would be the parking. Asked if there is a parking plan for the existing building or if that is considered in the parking calculations.

Hansen stated they would be utilizing the proposed parking areas.

Kramlinger stated he will be looking for truck turning movements for the tandem axel ladder truck, coming off Green Street, through the parking lot and exiting onto Church Street. Wants to ensure that truck can traverse through the site with the parking spots being occupied. The applicant can reach out to the department for specs on the truck. Also, would like them to address the South side of the parking area to ensure truck movements. Stated he would like to see a fire hydrant within 75' of the FDC and would like to have discussion with the applicant when determining the best location for the hydrant. Additionally at the time of building permit, the applicant's building plans shall be stamped by a certified FPE licensed in the State of NH for compliance with all Fire and Life Safety Codes.

Mears stated the Building Inspector was unable to attend the meeting but relayed that the 2018 building code has recently been adopted, applicants can choose which code to use until January 2023 when the 2018 code becomes a requirement. Stated she would like to see a calculation of the build out on the frontage to see if it meets the Form Based Codes requirement. Along with the calculations for the impervious surface, what is existing to what is being proposed. They should add the parking requirements for 85 Elm Street into the total parking calculations. Noted this is outside of the Special Downtown Parking Overlay and will need to comply with parking

regulations or be granted a variance. Inquired if the current configuration of the parking along Elm Street is pull in.

Hansen stated yes.

Mears noted additionally this is within the Historic District and therefore the architectural aspect will need to be approved by them, if the applicant has a preliminary plan for architecture plans please provide those for the Planning Board and Historic District conceptual reviews. Also it would be a benefit to provide images of the structures they are planning to demo for the HDC to review as part of the conceptual discussion. Inquired if the dumpster is proposed to be an exterior dumpster.

Hansen stated it would likely be outside.

Mears stated that screening between properties will be important and they may ask for additional screening to protect abutting properties. Noted there would likely be easements required between the properties if they are kept separate and asked if there were any existing easements.

Previti stated there are two access easements, since they are purchasing 20 Green Street that easement will be dissolved and the easement for 28 Green Street would not be impacted.

Mears noted they will need to see information regarding school availability, a lighting plan, a plan for onsite recreational space and noted some other developments utilize internal space for that.

Stebbins noted they plan to have a fitness room.

Mears stated snow storage will need to be identified. Informed the applicant the HDC has standards of review which are available on the website and would be helpful for that portion of the application. The rooftop equipment will need to be screened from view of all public right of ways.

Bobinsky added that during the site plan review process they will need to provide the projected water use to ensure that the City has the capacity to serve, expects there is capacity but wants to be sure.

Mears noted additionally for landscaping either irrigation or a letter from the landscape architect certify that the plants are drought tolerant will be required. Church Street discontinuance is under discussion with the Public Works and Environment Committee and they will make a recommendation to Council who will take action on that. Staff will provide a memo of the comments discussed here so that the applicant has a better idea of what is required and would be looked for at the time of site plan application.

**4. Any other new business that may come before the Committee. – none**

MOTION: Bobinsky MOTION to ADJOURN at 11:08AM

The MOTION is SECONDED by Robidas.

The MOTION CARRIES 7-0.

Respectively submitted: Dana Crossley, Planning Secretary Site Review Technical Committee