

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
December 14, 2022**

MEMBERS PRESENT: Michelle Mears, Jeff Gallant, George Kramlinger, Mike Hoage, Michael Bobinsky

EXCUSED MEMBERS: John Sunderland and Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:30 AM

1. **Approval of the minutes:** Bobinsky MOTION to approve the 11/30/2022 meeting minutes.

The MOTION is SECONDED by Gallant.
The MOTION CARRIES 5-0.

2. **OLD BUSINESS**

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

3. **NEW BUSINESS**

- a. **85 Elm Street Somersworth LLC, is seeking site plan approval for a 128-unit multifamily development and infrastructure, property located at 85 Elm Street and 20 Green Street, in the Business with Historic and Form Based Codes Overlay (BH- FBC) District, Assessor's Map 10 Lots 176 &177, SITE#20-2022**

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

Hansen stated they have been through the Historic District review process for the exterior. Noted this project went through conceptual review with this Committee and the Planning Board. Stated they have addressed the comments received through those reviews. Have updated the site plan to reflect the revision to the footprint due to architectural changes. There has been a dumpster and enclosure added to the site. They have completed soil testing for the site and confirmed that they will be able to utilize the two infiltration bays to handle stormwater and run off. He stated that pre and post development grading has been provided. The utility plan has been updated based on comments received but still needs to coordinate with Eversource for their comments. Have provided truck turning movements as requested by the Fire Department. A stormwater operation and maintenance plan has been provided. They have submitted a parking demand analysis memo which outlines how parking is being addressed.

Hoage stated most of his comment are generic comments. The water/sewer applications will need to be completed with Utility billing. Any existing utilities that are intended to be deserted prior to certificate of occupancy. Inquired if there were any onsite hydrants planned to be added. Hansen stated no.

Bobinsky asked for more information regarding the underground parking garage. If they applicant had experience with the function and long term maintenance.

Hansen noted that the structure is not entirely underground, it will be built into the hill and the wall facing Elm Street is above existing grade.

Stebbins added that it should be open enough that they will hopefully not need to add more air flow. The parking lot will primarily be at grade, snow removal should not be an issue but there would be some sweeping of the area.

Bobinsky asked for more information regarding the parking spaces being described, is the Elm Street spaces part of the total parking being provided.

Hansen stated there are 24 spaces on the Elm Street side that are actually on their property which are included in the parking calculations. There are 10 others on Elm Street that are public parking that are not part of the total onsite parking calculations.

There was a brief discussion regarding the ITE standards for parking requirements.

Bobinsky noted on C104 there are references to Dover that should be updated to Somersworth. Requested the applicant provide a report on proposed sewer use, should be fine for accommodating the development but want to review that information.

Hansen stated they can provide that and noted other permits they would be required to file for sewer connection.

Bobinsky stated he recommends third party review of the trip generation analysis along with the drainage analysis. Inquired if there is a change in management or ownership how that would be handled to ensure continued maintenance of the stormwater system.

Previti stated the responsibility would transfer to the new owner of the site if there was an ownership change.

Kramlinger asked if the turning calculations consider if there are extra long vehicles parked in the spaces closest to the turning points, concerned it would not be valid if that is not taken into consideration. Stated he also has a concern for the turning radius with the proposed landscaping, in particular the trees at the entrances on Green Street. Stated the concern is when the trees grow to have coverage over the travel way and become an issue for the fire apparatus access. Stated if they are seeking a waiver from onsite parking feels this would push more parking onto the streets which is already crowded. Did not see the fire hydrants on the plan, but would want one added to the site that is within 75' of the FDC. Noted this building is at the limit of their capability and will want to ensure that the building plans are reviewed by a certified, licensed in NH FPE for fire compliance. Noted the garage will need to be included in that review.

Gallant inquired what the ceiling height for the garage was and if it would allow for an ambulance to access. Also if there would be a hard ceiling or drop.

Stebbins noted the garage will be fire rated and ADA accessible.

Hansen stated the garage will typically be designed for ADA compliance vans since there are ADA spaces located there.

Gallant noted that the HDC has put a condition that the smooth concrete be stamped.

Stebbins clarified the location for that requirement.

Gallant suggested the applicant look at other finishes that could be used over that concrete to give the same appearance. Stated the architectural plans need to be updated to indicate the required brick as per the HDC approval. Inquired if there has been a location called out for snow storage. Hansen stated they will likely need to haul it out.

Mears stated that should be a note added to the plan.

Bobinsky inquired about the applicant's intent for use of Church Street. Stated it is in poor shape and may be looking for assistance in repairing it since there will be added traffic from this development onto that roadway.

Hansen stated they have proposed to upgrade a portion of Church Street (from Elm to their driveway).

Bobinsky stated it is currently a public right of way and there may be discussion regarding extending the improvement to Green Street.

Hansen noted that their traffic is designed not flow to Green Street but rather onto Elm.

It was noted there would need to be further discussion regarding the improvement.

Mears stated all waivers will need to be submitted on the forms provided by the department and noted some items that would need a waiver.

Stebbins stated there would be an interior fitness room for the tenants, outside area between this structure and the existing structure and possible a dog walk.

Mears stated it was discussed at the Planning Board conceptual review for the Green Street side of the building to have a street activation.

Hansen explained there would be grade issues in doing that.

Mears noted the applicant addressed that landscaping would be drought tolerant. Stated a voluntary merger form needs to be submitted. Inquired how tall the retaining wall is going to be, noted that at a certain height engineered plans are required.

Hansen stated 4'-1' and they would provide a detail for that.

Mears inquired if there would be roof top units and that a lighting plan is needed.

Stebbins stated they are working on if there would be an RTU but if there are they will be screened. There are very few onsite lights proposed so to limit light trespass on their tenants space.

Mears stated she would like to see the landscape trees on Elm Street be a slimmer/taller tree to break up the building more. Inquired if the transformer on site would be screened.

Hansen stated they would screen it to their best allowance by Eversource.

Mears stated she would like to see some sort of buffer between this property and the residential use abutting it.

Hansen stated they could look at a fence or shrub to see if it would work there.

Stebbins noted that bike storage would be located in the basement.

Mears stated she would like to see more directional signage on site for the one way and the height restrictions into the garage. Snow load information should be provided for the roof.

Bobinsky inquired if the applicant has considered petitioning for private ownership of Church Street.

Hansen noted it was discussed but not sure where it stands with the applicant.

Perviti stated if the street was discontinued it would limit their access to the site. Understands the concern but would want to move forward with the most feasible plan for all parties.

There was a brief discussion regarding Church Street use.

Gallant advised the applicant consider their parking plan for during construction.

Mears inquired if there would be blasting on site.

Stebbins stated based on the current soils he does not think so.

Mears stated they have requested a contract for third party review of the drainage and traffic. Written comments will be provided. Advised the applicant will need to update their address for E911 compliance.

Stebbins noted that the mailboxes would be on site.

4. Any other new business that may come before the Committee.

Mears stated that Crossley has been promoted to Planning Technician that will take effect in 2023.

MOTION: Kramlinger MOTION to ADJOURN at 11:20 AM.

The MOTION is SECONDED by Gallant.

The MOTION CARRIES 5-0.

Respectively submitted:

Dana Crossley,
Planning Secretary Site Review Technical Committee