

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
WEDNESDAY, FEBRUARY 1, 2023

Members Present:

Mike Bobinsky, Public Works
Jeffrey Gallant, Building Inspection
Mike Hoage, Utilities
George Kramlinger, Fire Department
Michelle Mears, DDS
Paul Robidas, Planning Board
John Sunderland, SPD

Staff present: Sarah Doucette-McLauchlin, Acting Planning Secretary

The meeting was called to order at 10:03am.

1. Approval of Minutes:

Mr. Sunderland made a motion to approve the minutes from the 1/11/23 meeting of the Committee; Mr. Hoage seconded the motion; and the Board voted to approve the minutes with Mr. Robidas abstaining.

2. Old Business:

There was no old business.

3. New Business:

85 Elm Street Somersworth LLC, are 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 (BHFBC) District, Assessor's Map 10 Lots 176 & 177, SITE#20-2022 & CUP#1-2023

The applicant was represented by Neil Hansen of Tighe and Bond. He presented the application to the Board, included changes to the plans based on technical review. He noted the drainage plan had been upgraded to accommodate recommended stormwater projections. He said they were still reviewing the parking demand analysis.

Mr. Sunderland expressed concern over on-street parking, especially in winter. Mr. Hansen said that parking would be addressed in a parking analysis to be submitted.

Mr. Stebbins said that they would be able to text tenants alerts for any parking bans and encourage tenants to park at the park and ride in Dover and then take a public bus to the proposed apartment building.

Mr. Robidas said he liked the project overall but also had concerns about parking.

Mr. Stebbins said that they were still working parking issues out and said that potentially they could look into renting additional parking spaces from neighboring businesses.

Mr. Bobinsky said that tenants could sign up for city parking ban text alerts and mentioned that there potentially spaces in city park parking lots. He asked about the drainage review and the parking review.

Ms. Mears said the applicant would need a parking waiver, a Conditional Use Permit for dimensional regulations and architectural renderings for the Planning Board. She asked about the location of the dumpster; the possibility that the applicant could upgrade proposed fencing; plans for delivery truck parking while deliveries were being made; potential buffering between abutting properties; and a stone dust pad for proposed picnic tables. She said the applicant would need to submit school availability data.

Mr. Hansen said they would be using roll-out bins for garbage. Mr. Stebbins said they would consider a mail room for deliveries.

Ms. Mears asked about the size, location, and number of garbage receptacles. Mr. Hansen said they were still working out the size and types of receptacles with the waste management company.

Mr. Bobinsky asked if the applicant was willing to work with the City on potential off-site improvement and added that he would like to pursue off-site improvements with the applicant. Mr. Previti said he was not willing to pay for all street improvements.

Ms. Mears said she saw the note on the plans about snow removal. She asked Mr. Bobinsky to clarify which sidewalks on the site were private and which were public.

Ms. Mears said the applicant needed to submit any plan revisions or requested information by 2/9/23.

Jake Rafferty is seeking Site Plan approval for a natural gas pipeline facility on a property located on Maple Street, in the Residential Single Family (R1) District, Assessor's Map 34 Lot 8A, SITE#10-2022

Jake Rafferty, acting on behalf of Unitil, presented the resubmitted application, which addressed technical review comments, to the Board.

Mr. Bobinsky said that the applicant would need to get a required e911 address and that he could work with the city to get that address. Mr. Rafferty said that he understood it was part of the building permitting process. Mr. Bobinsky said the applicant should work with staff about installing a gate and that there should be an onsite meeting about logistics.

Ms. Mears said she had received the applicant's waiver request for a required fire hydrant. Mr. Rafferty said he would work with the city to come up with an on-site fire protection. Mr. Kramlinger said that the facility would not need a fire extinguisher at the facility and that he thought that there was a hydrant that was sufficiently close to the facility.

Mr. Hoage proposed a motion to adjourn the meeting; Mr. Kramlinger seconded the motion; and the Committee unanimously approved the motion.

The meeting was adjourned at 10:36am.

Respectfully submitted,

Sarah Doucette-McLauchlin
Acting Planning Secretary