

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
WEDNESDAY, JANUARY 4, 2023

Members present: Jeffrey Gallant, Amber Hall, George Kramlinger, Mike Hoage, Michelle Mears, John Sunderland, and Amber Hall

EXCUSED MEMBERS: Michael Bobinsky and Paul Robidas

Staff present: Sarah Doucette-McLauchlin, Acting Planning Secretary (10:19am)

The meeting was called to order at 10:00am.

1. Approval of Minutes:

John Sunderland made a motion to approve the minutes from the December 15, 2023 meeting of the Committee; Jeff Gallant seconded the motion; and the Board voted to approve the minutes 7 to 0, with Amber Hall (1) abstaining.

2. Old Business:

There was no old business.

3. New Business:

- a) W. T. Porter Realty Investments, Inc. is seeking a lot line adjustment and a 9-lot subdivision for properties located at 271 and 289 High Street in the Residential Duplex (2) District, Assessor's Map 15, Lots 13 and 16A (SUB# 08-2022)

Applicant was represented by Joseph Coronati of Jones & Beach Engineers Inc. He reviewed the applicant's responses to comments from the Committee. He noted site triangles which lacked frontage and said the applicant would be submitting a waiver request. He reviewed the application from 1st SRTC review with revisions.

He discussed the MOA document, which will need legal review by a 3rd party.

Amber Hall, City Engineer, asked about the proposed pump house and the condition of the force main. Mr. Coronati said that proposed plans for water supply would be added onto the updated plans.

Mike Garrepy from W. T. Porter Realty Investments, Inc. said that there are two proposed service lines for each property and noted a change brought by the City Council for hydrant standards. He also mentioned the traffic study added to the application.

Mike Hoage reviewed the specifications needed for hydrants.

Ms. Mears asked that the applicant list the materials to be used on the proposed buildings as well as plans to be updated with any responses to outstanding comments. Ms. Mears requested the applicant submit additional copies of the complete update

application for the members of the Planning Board as well as an updated electronic version.

- b) Summit Land Development, LLC is seeking site plan and condo-subdivision approval to allow for a Day Care Facility for a lot located on Terrascape Parkway in the Commercial/ Industrial (CI) District, Assessor's Map 44, Lot 24 (SITE# 18-2022 and SUB # 09-2022

Applicant was represented by Steve Height of Civilworks. He reviewed the applicant's responses to comments from the Planning Department. He said the applicant would be requesting a traffic memo waiver. He noted a newly added guard rail around a retention pond.

Ms. Mears asked that the applicant list the materials to be used on the proposed buildings as well as plans to updated with any responses to outstanding comments. Ms. Mears requested the applicant submit additional copies of the complete update application for the members of the Planning Board as well as an updated electronic version.

- c) Favorite Development Group, LLC is seeking site plan amendment and conditional use permit approval for the construction of new loading docks and pavement modifications for a property located at 20 Rescue Lane, in the Industrial (I) District, Assessor's Map 58, Lot 6G (SITE# 17-2022 and CUP# 15-2022)

Applicant was represented by Jeffrey Merritt PE of Granite Engineering. He reviewed the applicant's responses to submitted comments from the Committee, including architectural evaluations. He was asked about the proposed office component and noted that the revised plans showed two loadings docks rather than three. He also pointed out a revised dry storage processing area, a lighting plan on page 7 of the plans, and a dumpster, which would be bear-proof. The committee requested parking calculations to assure easy turning capabilities for trucks.

Ms. Mears asked if the applicant had submitted a trip calculation. Mr. Merritt said they had not and Ms. Mears said they should submit a traffic memo. Mr. Merritt said it may not be accurate because of the proposed change of use.

Mr. Kramlinger said that the Fire Department would need turn calculations as well as more information on the new refrigeration units as the department would potentially need training for emergency situations.

Ms. Mears requested the applicant submit additional copies of the complete update application for the members of the Planning Board as well as an updated electronic version.

The committee took a brief recess at 10:34am.

- d) Fiona Johnson is seeking site plan and conditional use permit approval to construct a 5,700 SF warehouse/ distribution facility with infrastructure on a property located on Willand and Commercial Drive in the Commercial/ Industrial (CI) District, Assessor's Map 43, Lot 1G (SITE# 14-2022 and CUP# 13-2022)

The applicant was represented by Bob Stowell of Trittech Engineering. Mr. Stowell reviewed the applicant's responses to submitted comments from the Committee. He noted that the applicant would be asking for two waivers: one for sidewalk requirements and one for drainage.

He said the proposed plans had been updated in response to requests from the Conservation Committee, noting that the committee had been favorable about planned drainage in respect to existing wetlands. He said they were still working on an irrigation plan should landscaping not be drought-tolerant, but said that proposed landscaping was definitely salt-tolerant. Ms. Mears said if the landscaping could not be shown to be drought-tolerant the Planning Board would likely want to see an irrigation plan.

Mr. Stowell said they were working with an architect to meet guidelines and that he would have something to show at the Planning Board meeting. He noted hydrant locations on the plans and changes to the lighting plans. He said that there was as yet no committed use for the proposed structure. He said the updated plans had addressed and incorporate comments from Horsley. He said that the applicant had purchased the property, but that the application would continue to list the original owner.

Mr. Sunderland asked why lighting was such a concern and Mr. Stowell said it was due to potential light spillage on neighboring properties as well as the potential for harmful impacts on wildlife.

Ms. Mears requested the applicant submit additional copies of the complete update application for the members of the Planning Board as well as an updated electronic version.

- e) Packy's Investment, LLC is seeking a site plan and conditional use permit approval to construct a 4,000 SF mini-warehouse containing self-storage units and 12 solar trackers with infrastructure on a property located at 363 Route 108 in the Commercial/ Industrial (CI) District, Assessor's Map 48, Lot 22B (SITE# 15-2022 and CUP# 14-2022)

The applicant was represented by Bob Stowell of Trittech Engineering. Mr. Stowell reviewed the applicant's responses to submitted comments from the Committee. Mr. Stowell said that despite attending three meetings of the Conservation Commission, the Commission still had unresolved issues with the application, but that even so, the applicant wanted to proceed to the Planning Board meeting.

He noted that the revised application included the dimensions of the solar trackers to show adequate clearing for vehicles; turning templates; and proposed building dimensions.

He said the applicant would be asked for waivers for bicycle storage, a short traffic study analysis, and landscaping. He said that based on information from comparable storage facility traffic, the proposed facility would not have a traffic impact. He said that he had not heard back from the NH State DOT about a change of use permit, but did not think it would be an issue.

He said that while the building did not meet architectural standards, it would not been seen from the street.

Mr. Kramlinger asked about gates on the fencing. Mr. Stowell said that a gate had been re-added. Mr. Kramlinger said he would like to see two man-sized gates in the proposed fencing to allow for emergency access.

The applicant, Mr. Packy, reviewed possible gate configurations for the Committee. Though Mr. Packy repeatedly said the gates and fencing would address security concerns and reduce calls to the police, Mr. Kramlinger continued to impress upon Mr. Packy the need for the gates for emergency purposes, not security. Mr. Kramlinger said that the applicant could choose how he would like to secure the gates and allow for emergency access, but that he would prefer they were secured with a chain as it would be easier to cut if need be.

Mr. Kramlinger said he would also like to get some technical specifications about the solar trackers for emergency training as well as an onsite tour to establish existing conditions once they are installed.

Mr. Packy discussed his frustrations over the restrictions by the zoning ordinances of tree cutting on his property. Ms. Mears clarified the regulations in the ordinances for Mr. Packy, which did not sway Mr. Packy's opinion that the ordinances were unjust or lessen his frustration at needing to apply for a conditional use permit for trees that he had already cut.

Ms. Mears asked for a consensus opinion from the Committee about the issue of the fencing. Mr. Sunderland said he would like to see existing fencing stay, with requested gates to be added. Mr. Gallant noted that that the existing fencing as well as the existing paving were in poor condition.

Mr. Packy said the pavement had been patched because of a water line issue and that he would not be willing to repave as a condition of approval. Mr. Gallant said that pavement maintenance was part of the new property maintenance codes and that the pavement would be inspected as part of the permitting process. Ms. Mears noted that approval for a similar solar panel application had required improved pavement.

Mr. Stowell said he would add the lighting plan to the application and get a sign-off for fire and safety code compliance.

Mr. Kramlinger proposed a motion to adjourn the meeting; Mr. Sunderland seconded to motion, and the Committee unanimously voted to adjourn the meeting.

The meeting was adjourned at 11:48am.

Respectfully submitted,

Michelle Mears, Director of Planning and Community Development
Sarah Doucette-McLauchlin
Acting Planning Secretary