

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
August 2, 2023

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

EXCUSED MEMBERS: Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Technician
Anna Stockman, Planning Secretary

The meeting was called to order at 1:04pm.

- 1) Approval of Minutes: Gallant MOVED to approve the minutes from the July 12th meeting.
The MOTION is SECONDED by Kramlinger.
The MOTION CARRIED 5-0-1, with Hoage abstaining.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- a. **River Valley Development Corporation is seeking various amendments to an approved site plan on a property located at 206 Green Street, in the Residential/Single Family (R-1) District, Assessor's Map 8 Lot 78, SITE#01-2018 & SUB#04-2018.**

Michael Patenaude of Townhomes at Green Ridge at 206 Green Street. was in attendance to represent the application as well as two individuals from the Home Owner's Association. He stated he is seeking approval to reduce signage, revise signage language, plant shade trees, remove a bus shelter/stop, and be waived from the requirement to pave to Turgeon's Lane and install bicycle racks. He stated that he and the Home Owner's Association have found a few items in the previously approved site plan that are not necessary at the site. He noted the curbstops in guest parking lots and stated they would likely be hit by a snow plow. He stated that in some areas, ornamental rocks were installed to protect the cape cod berm, which he says have been effective.

Mears provided an overview of the waiver requests the applicant is seeking.

Patenaude stated that he would like to revoke his request to remove the requirement to construct a bus shelter. He said the Home Owner's Association would like to see the neighborhood have one. He noted that the originally approved site plan listed the requirement to install a sidewalk from Green Street to Indigo Hill Road. He stated that was not feasible because it is a state road and there are wetlands in the area that would be impacted. He stated that there is currently more signage than needed that indicates where parking is permitted.

Bobinsky asked the applicant to elaborate on their request regarding the cape cod berm.

Patenaude stated the Planning Board had made it a requirement to install curbing of some kind to avoid hitting any electrical equipment or other features on the property. He said that he does not think cape cod berms deter vehicles well enough so he placed ornamental rocks there instead. He said he finds the rocks to be effective and hopes to keep utilizing them.

Mears stated the City's Site Plan Regulations require granite curbing and he came back to remove them.

Kramlinger addressed the proposed removal of signs and asked for clarification on the reasoning behind the number of signs that were required to begin with.

Patenaude stated their project engineer followed state criteria for parking signs. He said the signage was designed through a Department of Transportation (DOT) specification for a multifamily dwelling.

Kramlinger asked whether there have been any issues with unwanted parking in the area.

Patenaude stated that in areas where he has observed unwanted parking in the past, it is no longer an issue as one location is now a rain garden and the other location is a sidewalk. He noted that for these reasons, “no parking” signs in these locations are not necessary.

Kramlinger asked whether the applicant’s signage is located on a private road.

Bobinsky responded yes.

Sunderland asked how parking is enforced at Stillwater Circle.

Patenaude stated the Home Owner’s Association (HOA) is responsible for parking enforcement.

Kramlinger stated that because the signage is located on a private road, it is the responsibility of the HOA to ensure that public safety and EMS have access where needed. He said that based on that, he doesn’t have any objection to the proposal to reduce signage.

Sunderland suggested to install signs that indicate to park “Where Designated Only” or in “Marked Spots Only.”

Bobinsky stated that City Council recently approved signage that will be installed on designated private streets. He pointed out that this is one of those streets.

Patenaude stated there will also be a “No Outlet” sign. He explained his reasoning behind removing the bike racks and noted they would likely be hit by a snowplow.

Mear reminded the applicant to send documentation that states their intent to withdraw their request to remove the bus stop from their list of waiver requests.

Patenaude thanked the Committee for their time.

MOTION: Bobinsky made a MOTION to ADJOURN.
The MOTION was SECONDED by Kramlinger.

The meeting was adjourned at 1:32pm.

Respectfully submitted,

Anna Stockman
Planning Secretary