

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MEETING MINUTES  
September 13, 2023**

**MEMBERS PRESENT:** George Kramlinger, John Sunderland, Michelle Mears, Mike Hoage, Paul Robidas and Michael Bobinsky

**EXCUSED MEMBERS:** Jeff Gallant

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

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

- 1) Approval of Minutes: Sunderland MOVED to approve the minutes from the July 12<sup>th</sup> meeting.  
The MOTION is SECONDED by Bobinsky.  
The MOTION CARRIED 5-0-1, with Robidas abstaining.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- a. **Central Fence & Deck is seeking Site Plan Approval to construct a 6,720 SF facility with associated infrastructure on a property located at Willand Drive in the Commercial/Industrial (C/I) District, Assessor's Map 43, Lot 1I, SITE#14-2023, CUP#04-2023.**

**Bob Stowell** of Trittech Engineering Corporation and the property owner and business owner, **Mike Gallazo** were in attendance to represent the application. Stowell stated the business is seeking to relocate to a more industrial location. He noted the proposed lot line adjustment with an abutting lot which would increase the efficiency of the area. He said the proposed dimensions of the building is one hundred and twenty (120) feet by fifty-six (56) feet. He pointed out dual access points on the lot and noted there would be occasional tractor trailer traffic on the property. He noted there will be customer parking out front and employee parking in the back. The entire yard will be fenced in. He stated a Conditional Use Permit application has been submitted for 5,275 square feet of pavement/impervious and 9,645 square feet of grading and drainage/pervious impact and they will go before the Conservation Commission that night.

Robidas asked whether the area for product debris will be fenced in. He stated he thinks this will be a great location for the proposed business.

Stowell stated the area will be fenced in.

Hoage stated the plan meets all generic requirements for water distribution.

Sunderland stated given the location of the proposed business and the close proximity to the Willand Emergency Warming Shelter, he recommended the applicant consider applying for a site plan waiver to light their property after the permitted time of 10:00pm. This would help prevent the theft of materials.

Gallazo stated they would consider applying for a waiver to have floodlights on their property after hours.

Mears stated the applicant could also consider installing cameras on their property. She noted a local business, MB Tractor, has experienced theft of materials on their site.

Stowell stated the site will be well lit. He asked if the installation of lighting motion sensors would require a waiver.

Mears responded a waiver would not be required.

Bobinsky asked whether the applicant could elaborate on the proposed changes to the cul de sac.

Stowell pointed out the boundary line of the existing cul de sac. He stated the lots will be combined which would eliminate two setbacks from the boundary line. This would enable them to construct a fifty thousand (50,000) square foot building. He pointed out where demo notes are listed in the plan set and noted the existing sewer will not be impacted. However, he said the existing water line will need to be relocated.

Bobinsky asked whether the intent is for the road to become a city street.

Stowell stated everything except for the overlay would apply to become a city street.

Bobinsky stated the developer will need to go before the City Council for street acceptance. He requested information for the turning radius for the cul de sac to ensure plow trucks and delivery equipment can access the site. He noted the applicant will be required to file a trench permit and driveway permits, and further noted the requirement to pay water and sewer hookup fees for the new building prior to the issuance of a building permit.

Crossley provided comments regarding a traffic impact analysis and landscape plan. She asked for clarification on the location of the proposed outdoor storage areas. She noted the Unutil gas easement that travels through the site and said the applicant will need review and written approval from Unutil to cross over the site. She asked if the applicant has plans to meet the requirements for electric vehicle (EV) charging stations on their site.

Gallazo stated he may explore installing an electric vehicle wall charger in the back of the building.

Crossley asked whether the driveways will be one-way or two-way. She noted the Planning Office received duplicate waiver requests for bike racks.

Stowell responded both of the driveways are designed to be two-way. He stated the duplicate waiver requests will be corrected.

Mears stated the proposed project has been sent out for third-party review. She noted Crossley pulled the Restoration Plan for the site. She said the Planning Office looks forward to receiving the Landscape Plan. She made the recommendation to consider plantings in front of the building to break up the metal – the material of the building. She said the applicant will be required to install wetland buffer signs and she noted the Planning Office appreciates the plans for bear proofing on the dumpster.

Stowell stated the land that will be disturbed will be improved upon in some way. He pointed out on the plan where a bioretention mix would be planted. He stated they plan to increase plantings in the front of the building. He noted dumpster bear proofing had come up on a prior application.

Bobinsky referenced the submitted plan set and asked if the relocated cul de sac will have granite curbing around the radius.

Stowell stated Willand Drive is open drainage and there is no granite curbing planned. He said there are no plans to install drainage piping catch basins.

Crossley asked about the estimated size of vehicles that will visit the site.

Stowell stated it will be a UPS truck or a truck with a trailer.

Mears stated this will be a good use for the site, and a better location for Central Fence & Deck than their current location.

- b. **WDS, LLC is seeking a Lot Line Adjustment between two properties located along Willand Drive in the Commercial/Industrial (C/I) District, Assessor's Map 43, Lot 1J and Map 43, Lot 1K, SITE#15-2023.**

**Bob Stowell** of Trittech Engineering Corporation and the property owner, **Dave Francoeur**, were in attendance to represent the application. Stowell stated the lot line adjustment will increase the usability of the property to accommodate bigger buildings. He referenced the plan set and identified the different plans provided to members.

Kramlinger thanked the applicant for providing turn calculations. He asked whether a ladder truck will be able to circumnavigate the site without doing a three-point turn and noted his approval of the proposed location for hydrants. He requested that a certified Fire Protection Engineer (FPE) inspect the building prior to the Certificate of Occupation process. He stated the types of material stored inside the building may dictate certain fire protection requirements.

Gallazo stated a forklift will be stored inside the building and there will be two overhead doors on the building for forklift access.

Kramlinger asked about the plan for the storage and disposal of surplus material on the site.

Gallazo stated there will be specialized dumpsters for each material. He said a trash compactor company will pick up material for disposal every two weeks.

Kramlinger advised to ensure the proposed wood products dumpster is sufficiently isolated with a buffer from other structures so there are no exposures in the event of a fire in the dumpster.

Mears referenced the reconstruction of Willand Drive and asked if there will be any drainage studies conducted for the associated new use? She stated that may come up in third-party review.

Stowell stated they plan to reduce the amount of impervious surface. He pointed out the area that will be redeveloped as part of the site.

Mears asked whether it is their intention to apply for street acceptance. She stated staff will conduct file research into any past submittals for street acceptance.

Francoeur asked whether they plow it.

Bobinsky stated the road is not plowed. However, the City plows the front of the property.

Hoage stated the removal of the abandoned water main is not required. He authorized the applicant to cut and cap so the existing water main does not need to be fully removed. He stated the hydrant standard is Clow Eddy or Kennedy K-81. He said the new Clow Eddy hydrant is preferred to match the existing hydrants on the road.

Mears asked about the timeframe to make these improvements and open the business.

Stowell stated the property owner would like to start construction this fall with the hope to open in the spring.

Bobinsky stated the property owner will need to assign a new address to the property per E-911 standards.

Mears stated the Lot Line Adjustment application could go before the Planning Board either in October or November.

**MOTION:** Robidas made a MOTION to ADJOURN.

The MOTION was SECONDED by Bobinsky.

The MOTION CARRIED 6-0-0.

The meeting was adjourned at 10:46am.

Respectfully submitted,

Anna Stockman  
Planning Secretary