

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
NOVEMBER 8, 2017**

MEMBERS PRESENT: Shanna Saunders, Chair, Mike Bobinsky, Tim Metivier and Paul Robidas.
MEMBERS ABSENT: Tim McLin, Scott McGlynn and Keith Hoyle.
STAFF PRESENT: Tracy Gora, Planning Secretary.
OTHERS PRESENT: Dale Smith-Kenyon

The meeting was called to order at 10:35 am.

1) Approval of the minutes of the meeting of October 11, 2017.
Motion: Bobinsky moved to approve the minutes of the meeting of October 11, 2017.
Seconded by Metivier. Motion carried with a 3-0-1 vote with Robidas abstained.

2) **OLD BUSINESS**

A) Dead River Company is seeking site plan approval for site renovations and to expand the concrete pads on property located at 432 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 56, Lot 1BCD, SITE #10-2017.

The public hearing was opened and after no public comments, was closed.

No new information was added by the applicant.

There were no comments from the SRTC.

Motion: Robidas moved that the request of Dead River Company for site renovations and to expand the concrete pads be **APPROVED WITH NO CONDITIONS:**

Seconded by Bobinsky. Motion carried with a 4-0 vote.

Frank Smart with Dead River Company addressed the Committee and stated that the project is driven by the weather and asked if they can start tomorrow.

Saunders stated that there is a 30-day appeal period so they could start at their own risk.

Smart asked what a company is supposed to do when this happens. Stated that the pump has been on its last legs and they have been nursing it for a month and a half. Stated that they wanted to get it replaced in September but they had to wait because of this process. Stated that now the plant is going to be shut down during the busy season. Stated that he can't wait this long every time something needs to be repaired.

Saunders stated that they talked about time frames but this is the process.

Smart stated that he was told he needed a minor building permit but that they couldn't replace the pump because the infrastructure wasn't in place.

Metivier stated that this was not a repair but a replacement with a larger unit, which triggered the site plan process. Asked if they could have replaced the unit with the same size one.

Smart stated that it wasn't just a simple fix and that the cost to repair it was too high.

Metivier stated that the City would never stop you from repairing what is there.

Smart stated that they just wanted to do site improvements.

Saunders stated that changes to commercial properties have to go through this process.

Robidas asked if there is any comfort they can offer the applicant in case abutters come in.

Saunders stated that she can't imagine abutters appealing this.

Robidas stated that he just doesn't want to make it harder for the applicant.

Saunders stated that the appeal process is State law and they have to comply.

Bobinsky stated that if there is an appeal it would be filed at the courts, not at City Hall. Stated that it is State law but the chances are slim.

Discussion continued about the SRTC process and timeframes.

- B) Bad Lab Beer Co., on behalf of 450 High Street, LLC is seeking site plan approval to construct a patio to the side of the building on property located at 450 High Street, in the Residential Commercial (RC) District, Assessor's Map 38, Lot 37, SITE 11-2017.

Saunders stated that the applicant submitted revised plans.

John Lorden with MSC, a division of TFMoran represented the applicant and addressed the Committee. Stated that they submitted a draft water/sewer connection permit, met with a landscape architect and added some landscaping. Stated that the major change was the landscape buffer from Papa Bear.

Metivier stated that he just wants to make sure the applicant know that they will still need to meet occupancy requirements with the new patio seating area.

Robidas stated that he would like to see some bollards around the fence area to protect it from vehicles.

Lorden stated that there is some curbing there.

Bobinsky stated that two bollards would probably be good to prevent a potential accident.

Saunders asked if the applicant is okay with that.

Lorden replied yes and asked if they could incorporate the protection into the fencing.

Saunders stated that it could be incorporated into the fencing or the landscaping.

Bobinsky stated that they discussed if a new water access permit is needed here.

Saunders stated that there will be three conditions of approval.

Motion: Metivier moved that the request of Bad Lab Beer Co., on behalf of 450 High Street, LLC for a site plan to construct a patio to the side of the building be **APPROVED WITH THE FOLLOWING CONDITIONS:**

Seconded by Robidas. Motion carried with a 4-0 vote.

C) Any other old business that may come before the Committee.

None.

2) NEW BUSINESS

Saunders stated that the next two items are conceptual reviews and just for comments. Stated that they are going to Planning Board this month for more feedback.

A) Conceptual Review: Breitling Holdings, LLC is requesting a conceptual review of their site plan proposal to demolish the existing building and build a new apartment building with commercial space on property located at 67 Elm Street, in the Business Historic (BH) District, Assessor's Map 10, Lot 174.

Marc Batchelder with Seaport Engineering, LLC represented the applicant and addressed the Committee. Stated that they had submitted a site plan application in May for reuse of the existing building since then they have done additional engineering and found structural concerns. Stated that there was damage from the removal of interior walls and floors are sagging. Stated that due to that, his client feels that ten residential units won't be enough so he is thinking of tearing down the building and constructing a new one. Stated that they are considering a 28 unit building and they have a conceptual layout. Stated that the biggest hindrance is parking because two stalls are needed per living unit and they only have 28 so they are going to request a variance. Stated that the first floor of the building would be garage parking then three levels of residential units. Stated that there are 28 parking stalls in the garage and two deeded stalls on another lot. Stated that there is also some street parking. Stated that there will be two commercial units on the first floor. Stated that there isn't much room for landscaping and for drainage they will need underground storage chambers. Stated that it would overflow into the City system.

Saunders asked if the underground chambers would be under the parking.

Batchelder replied yes.

Saunders asked about the type of soil there.

Batchelder stated that he doesn't know yet. Stated that one reason for this conceptual review is that they want feedback before they spend the money. Stated that they will get the information as they move forward.

Saunders stated that drainage will be very important for this project. Stated that there isn't a lot of wiggle room with underground storage. Stated that she is not sure of the status of the public infrastructure plus it is close to the river.

Robidas stated that he is concerned with the lack of parking for 28 units.

Batchelder stated that most of the residential units will be two bedroom units.

Robidas stated that there are going to be a lot of cars there.

Saunders asked about loading space for the commercial units.

Batchelder stated that they are probably going to be offices.

Robidas asked about a dumpster.

Saunders stated that bicycle storage is required and must be shown on the plans. Stated that because of the number of units proposed the developer needs to reach out to COAST Bus regarding public transit. Stated that lighting will be important because the property is surrounded by residential properties. Stated that all lighting needs to be down lit and shielded. Stated that there may need to be another fire hydrant that is closer. Stated that the proposed building goes right to the property lines and that she is concerned that they have to step off their own property to do maintenance to the building. Stated that the Board will look closely at landscaping and will want to use it to soften the hardscapes. Stated that they may want to make the building smaller to include landscaping. Stated that there is an open space requirement for residential units. Stated that a fiscal impact analysis will be needed to look at schools and the number of children.

Robidas stated that the proposed elevator will need to be big enough to fit a stretcher.

Bobinsky stated that because of the intensity of the use he will want to see the drainage infrastructure and its capacity. Stated that third party review may be needed for that. Stated that regarding parking, he feels that there are going to be more rebuilds like this and that they are trying to make Somersworth more of a walkable community so there may be some tradeoffs. Stated that he understands the request for a variance for that.

Batchelder stated that he feels they will get the variance because the last design didn't have enough parking either.

Bobinsky stated that he is interested in the stormwater collection system and pointed out that the property is close to the river. Stated that they need to look at treatment components as well as collection and containment.

Robidas stated that he was on the Planning Board when the former design was approved and stated that the lack of parking was for the storefronts, not the residential use. Stated that he feels that this use is intense for the lot size.

Saunders stated that the building will need to be sprinklered.

Metivier stated that this project will most likely need third party planning review.

- B) Conceptual Review: Tritech Engineering Corp., on behalf of Roland & Donna Turcotte, is requesting a conceptual review of their conservation subdivision proposal on property located at 138 Rocky Hill Road, in the Residential Single Family (R1) District, Assessor's Map 54, Lot 01.

Bob Stowell with Tritech Engineering represented the applicant and addressed the Committee. Stated that since the public notice went out for this project, the property was sold from the Turcottes to Upland, LLC. Stated that he hasn't done a conservation subdivision in Somersworth since the regulations were changed in 2013. Stated that the property is 30 acres in size with a couple access points off of Rocky Hill Road and they are planning to use the northerly one. Stated that they first had to come up with the density for the property and that the letter explains how they achieved that. Stated that after determining the usable area, they found that they have room for 28 lots and showed a yield plan. Stated that they are proposing a conservation subdivision and referred to page CS1 of the plans. Stated that with the conservation subdivision they are proposing a cul-de-sac instead of a loop road because it is more efficient. Stated that the cul-de-sac they are proposing will be over 800 feet so they may need a waiver for that. Stated that there are open space requirements and that they meet those regulations. Stated that they are in the Groundwater Protection District (GPD) and that they went before the ZBA for onsite septic systems since they don't have access to sewer. Stated that they will need State subdivision approval and that the open space will be deed-restricted.

Saunders asked what the hatched sections of the plan outlines.

Stowell stated that they are piles of excavation because it is an active pit and that some of them are already gone. Stated that they are not intended to be permanent.

Saunders stated that temporary piles won't be counted with steep slope calculations.

Dave Francoeur, property owner, addressed the Commission and stated that there is a lot of loam that will be pushed back on and that there aren't a lot of active pits there anymore.

Bobinsky stated that because of the proximity to the well head protection area this will need to be looked at carefully. Stated that he will probably recommend third party review for a number of the lots.

Saunders stated that the GPD ordinance allows the Planning Board to request a hydrogeologic study to review the impact on the groundwater.

Stowell stated that the hydrogeologic is different than the standard studies.

Francoeur stated that he was told they cost a lot of money.

Saunders stated that it is listed in the regulations that the Board can require one.

Bobinsky stated that there are three wells out there and one can be activated quickly and serve as water supply. Asked if the development will be connected to the City water system.

Stowell replied yes and stated that sewer is not around.

Francoeur stated that they are already required to do a filtrated system. Stated that he may need to pull in research on that.

Stowell stated that they can show that they meet the standards already. Stated that drainage will be an important point.

Saunders stated that they should be prepared to talk about that with the Planning Board at the conceptual review.

Francoeur stated that there is great sand out there and will help further filter stormwater.

Bobinsky asked if they are planning to make the road public.

Stowell stated that they would like that.

Bobinsky stated that he will want third party construction review for the entire site. Recommended highlighting the wells on the plans so they are seen.

Robidas asked, regarding the septic, if the City has other developments like this.

Metivier stated that they are at a smaller scale.

Robidas stated that he would just like other examples to look at for the impact of the septic systems. Stated that he likes the cul-de-sac better than the loop road. Stated that the conservation subdivision is a more reasonable use and design for the land. Stated that this allows more green space.

Metivier asked who will take care of the open space islands.

Stowell stated that there will be a homeowner association but maintenance will be written into the deed.

Saunders asked if the road would be 50 feet wide.

Stowell replied yes.

Saunders stated that the Fire Department will need to review the road for emergency access. Stated that street lighting is usually just at intersections and street ends. Stated that because of the number of lots they will need to submit a fiscal impact report. Stated that a short traffic analysis will need to be submitted. Stated that utilities need to be underground.

Stowell stated that there is not much for vegetation now so they will incorporate that into the plans.

Saunders stated that this is very close to the flood plain.

Stowell stated that they don't plan on doing any work in it.

Saunders stated that they may require a template to show the building footprint just to make sure they meet the 10% impervious surface requirements.

Stowell stated that it may be a deed restriction.

Francoeur stated that they will put a note on the plans.

Saunders stated that a note would be fine and that it just needs to be shown.

Bobinsky stated that street lighting needs to be LED. Stated that there could be some concerns with sidewalk clearing.

Robidas stated that sidewalks on both side of the road seems like a bit too much.

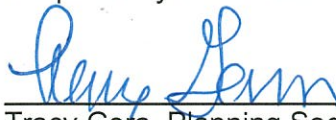
Saunders stated that she likes sidewalks on both sides.

Smith-Kenyon asked at what point they will come before the Conservation Commission.

Saunders stated that a conditional use permit will be needed because of the GPD.

C) Any other new business that may come before the Committee.
None.

Motion: Robidas moved to adjourn the meeting.
Seconded by Bobinsky. Motion carried unanimously.
Meeting adjourned at 11:53 am.
Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee