

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MEETING MINUTES  
December 6, 2023**

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

**EXCUSED MEMBERS:**

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

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

1) Approval of November 8<sup>th</sup> Minutes

MOTION: Robidas MOVED to APPROVE the minutes.  
The MOTION was SECONDED by Sunderland.  
The MOTION CARRIED 6-0-0.

2) **OLD BUSINESS**

- a. Any old business that may come before the Committee.

3) **NEW BUSINESS**

- a. **85 Elm Street Somersworth LLC are seeking a Site Plan Amendment to add residential units and make revisions to parking on a property located at 85 Elm Street, 20 Green Street, and 67 Elm 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.**

Neil Hansen of Tighe and Bond and applicants Ben Stebbins and Rob Previti were in attendance to represent the application. Hansen provided an overview of the amended application and stated the proposal is to add additional residential units on the lower level of the building for a total of one hundred and fifty-two (152) residential units. He stated the revised parking plan will be a better layout and he referenced the updated trip generation memo. He noted the applicants have received approval from the Historic District Commission for the design of the updated building plan. He said they have addressed all of the conditions of the Planning Board approval with original site approval.

Hoage stated all hydrants need to be open left and noted that it would be a Clow Eddy.

Bobinsky asked if the applicants could clarify on the plans where the asphalt is to be reclaimed on Church Street. He said the plan is unclear where that ends. He noted the City will want confirmation that they can reclaim the asphalt based on the material underneath. He said sampling will ensure existing conditions will accept that. He asked for a summary of the updated drainage report.

Hansen stated they will add further clarification to asphalt reclamation on the plans. He said the only real change to the drainage report is the drainage system on the south side of the building. He noted additional bays were added for storm treatment to account for additional volume.

Bobinsky stated he didn't see reference to post-construction reporting and ongoing maintenance and annual inspection. He referenced the maintenance plan and noted the trenching seems skinny at the end of Elm Street towards the development. He stated that will be problematic in the long run and they would be looking for something wider in that corridor as those cuts create long term problems with plowing and maintenance. He stated manhole covers in the City Right of Way (ROW) need to be EJP or Pamrex hinged, non-locking covers. He stated the City prefers hinged covers for access and safety. He stated to add a note to C-103 in the "insert plan" for a contractor to confirm with City staff the condition of the manhole in Washington Street. He said the structure may need to be replaced to upsize the storm drain connection if in poor condition at developer's expense. He referenced the Traffic Analysis memo identifies that there will be a 250-sight line available for vehicles existing onto Green Street from Church Court. He asked for the applicant to describe how the 250-sight distance will be maintained. The applicant representatives indicated they plan to maintain this area to ensure 250; sight line area is available.

Gallant asked about the rear of 28 Green Street and whether the applicants have access to the rear of their building.

Hansen responded yes, there is an existing access easement there.

Robidas stated he doesn't have any comments.

Sunderland stated he doesn't have any comments.

Crossley asked if there will be a residential sign for the development.

Previti stated they weren't contemplating it but that may be a future consideration.

Crossley stated signs fall under HDC purview as the property is located within the Historic District. She asked if the applicants could update that they own Map 10 Lot 176. She referenced a note in the plan and stated that note 10 indicates the ownership of Church Street is unknown, she stated the City has records that is a public right of way, and the plans should be updated to clarify that. She noted a voluntary merger will need to be filed to merge the two lots together. She asked if the City could get a copy of the easement language for the seven (7) parking spaces on lot 178. She noted the applicant should be prepared to discuss the locations of the offsite parking that is planned, including being able to address the pedestrian routes from the parking areas to the site.

Previti stated they would like to utilize the 67 Elm Street site for parking. He said they have had conversations about leasing spaces at other locations including Shiva Market. He noted they would caution against signing any lease agreements for parking prior to getting approvals.

Mears stated that the applicants should be prepared to discuss pedestrian access from the site to the proposed parking areas. She noted safety and lighting came up as topics of discussion at previous Planning Board meetings. She noted all parking must be on pavement.

Previti stated many of the proposed parking lots are located along public ways so pedestrians will be able to use existing infrastructure.

Crossley noted the requirement for there to be three EV charging stations onsite and to add a note on the plan regarding the infrastructure that will be installed and the quantity. She noted to include a note on the plan indicating the location of bike storage.

Stebbins stated bike storage will be indoors now. The amended design will allow room for it.

Crossley noted the property will require a new address and the applicant can reach out to the City Engineer to establish a new address for the buildings onsite. She noted the system currently considers the site as 85 Elm Street but one of the requirements is they will need new addresses for the whole site, which shall be displayed on the buildings onsite. She referenced landscaping in parking lots and she noted to include the number of plantings to be installed.

Hansen stated they plan to seek a waiver for parking lot shade trees.

Crossley stated it will be discussed whether they need that waiver and noted it would be a formality. She said it would be confirmed with Director Mears on whether that is something that would be required. She asked whether they can provide a picture of the existing trees as well as a total summary count of all of the plantings. She asked if the applicant could provide detail on the decorative fence being proposed.

Mears stated to note on the plan any additional landscape buffer added next to 16-18 Green Street.

Crossley stated to make sure there is a note on the plan that indicates the site is designed with ADA compliance in mind.

Previti asked whether they could get back to the City on that.

Mears stated the revision to include a note for ADA compliance would be a condition of approval.

Crossley asked whether they can highlight the park area and add a second dog waste station.

Hansen stated they can add another waste station.

Crossley stated to add a note regarding the Site Plan Review Regulations update and that applicants requiring a Stormwater Management and Erosion Control Plan shall submit relevant pollutant accounting information. She noted that relevant pollutant tracking information shall be submitted prior to holding the pre-construction meeting. And post construction prior to as-builts.

Mears noted to update the plan if there are any changes to drainage.

Bobinsky noted Somersworth is a MS4 community which requires the City to submit annual reports on our progress with pollutant loading. He stated PTAP has been helpful to developers and the City to track system improvements.

Mears noted this is an improvement to the site.

Bobinsky thanked the applicant for participating in the program.

Mears asked whether there is a breakdown of the bedroom counts. She stated that may be a topic of discussion at the Planning Board meeting.

Previti stated the building will now be approximately eighty percent (80%) one-bedroom units. He stated they are discussing it internally depending on market demand.

Mears noted the recreation space and indoor gym may also be a topic of discussion. She noted the Elm Street façade was missing from the initial plan set. She asked whether they could get updated copies for the Planning Board.

Hoage noted the proposed hydrant at the rear of the building needs to be tapped off of Fayette Street.

Robidas thanked the applicant and noted the project's importance to the City.

Mears stated the updated plan have been sent to Horsley Witten and the City's traffic engineer. She stated they are hoping to receive comments before the next Planning Board meeting.

Robidas asked about their proposed construction start date.

Previti stated they are aiming to start work in 2024.

Bobinsky stated he is looking forward to working with them.

MOTION: Bobinsky MOVED to ADJOURN.

The MOTION was SECONDED by Robidas.

The MOTION CARRIED 6-0-0.

The meeting was adjourned at 10:33am.

Respectfully submitted,

Anna Stockman, Planning Secretary