

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
February 7, 2024**

MEMBERS PRESENT: John Sunderland, Jeff Gallant, Michelle Mears, Paul Robidas, Amber Hall, and Mark Dellner

EXCUSED MEMBERS: Michael Bobinsky and Mike Hoage

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

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

1) Approval of January 10th, Minutes

MOTION: Robidas MOVED to APPROVE the minutes.

The MOTION was SECONDED by Sunderland.

The MOTION CARRIED 5-0-1, with Hall abstaining.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- a. **Jaime Aldebot is seeking a Site Plan Amendment for a waiver from parking space requirements for Motor Vehicle Services (indoor car detailing business) on a property located at 497 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 40 Lot 53, Condo Map 90 Lot 53C, ZBA#20-2023.**

Property tenant **Jaime Aldebot** was present to represent the application. He stated he has been operating a mobile car detailing business for the past three years and he is trying to expand. He said he spoke with the landlord and owner, and the space has everything he needs to expand. He noted the location currently shares parking spaces with AT&T and he would be able to utilize seven of the total parking spaces in the lot. He is seeking a waiver for the parking space requirement. He further noted his services are by appointment only.

Mears stated the SRTC cannot waive the Site Plan Review Regulations for parking requirements, which is why the proposal needs to go before the Planning Board.

Robidas asked about the total number of parking spaces that are available onsite.

Crossley stated the site plan is from 1990, and the structure is split up between three units for Tire Warehouse (2-units), and AT&T.. She said there were twenty-five parking spaces allocated to this side of the development, five spaces of which are on the interior, and twenty identified spaces are paved in the parking lot.

Robidas stated it would be unlikely that AT&T needs twenty-five parking spaces for their business. He asked about the number of parking spaces his business would be left with if he utilizes three parking spots.

Aldebot stated there would be four parking spaces available for use on the site.

Robidas asked about the average number of cars that will be parked at the business per day.

Aldebot stated there would be three cars parked on the interior.

Robidas stated he doesn't see an issue with that.

Aldebot noted he has observed a maximum of seven parking spaces being used at any one time at AT&T.

Gallant referenced a letter provided by the property owner that notes the low parking need in the parking lot. He stated it is very seldom he sees the parking lot full.

Sunderland asked about what the space is used for now. He asked whether there is a plan to install a key drop box for after-hours car drop-offs. He noted the area has experienced a lot of issues with cars disappearing and advised against employees leaving keys in cars.

Aldebot responded the space is currently vacant. He said he has plans for installing a key drop box and a key code for after-hours pickups. He said he will not allow for keys to be kept in cars. He noted the condition voted by the ZBA that all motor vehicle service work will take place inside the building and not outside in the parking lot.

Gallant asked whether he will still be operating his mobile business and if he uses a trailer or van.

Aldebot responded yes, he will still operate his mobile business and plans to expand his staff. He stated he has a van and it will be stored inside the building at night.

Robidas stated he doesn't have an issue with any part of the proposal.

Gallant asked whether the applicant plans to complete any work on the interior of the space.

Aldebot stated two garage bays will be for washing and drying and the third will be used for paint correction and waxing. He said the oil and water separator will be inspected prior

to opening. He said he will fix up an area to use as a waiting room for customers that wish to wait for their vehicles.

Hall asked whether the business will only offer car washes and detailing, and no oil changes. She asked whether the applicant can provide a list of cleaning supplies he will be using. She asked whether this information will automatically be sent to Horsley Witten when the applicant submits their Water/Sewer Connection Permit form. She asked if the applicant could provide the City with the list as soon as they are able to.

Mears stated an annual inspection of their floor drain will be required.

Crossley asked whether the applicant is proposing to add any lighting.

Aldebot stated the site already has lighting, though they may install additional lighting near future signage.

Crossley noted lighting will have to be downlit and shielded. She said the signage square footage has potentially been exhausted on the site by Tire Warehouse and AT&T, and additional signage would require a variance from the Zoning Board of Adjustment. She asked whether there are any plans for additional exterior changes and for the anticipated hours of operation. She asked further if they plan to repaint the lines in the parking lot.

Aldebot stated there are no other anticipated exterior changes. He said the business's hours of operation will be 8:00am-to-5:00pm Monday through Friday, and 8:00am-to-12:00pm on Saturdays. He stated they plan to repaint the lines in the parking lot.

Mears asked whether there are any windows on the building and stated the applicant could consider installing a vinyl window sign. She noted the applicant would not need to apply for a variance for vinyl window signage.

Robidas pointed out the issue of fairness regarding the balance of signage allotment for properties with multiple businesses.

Crossley stated that is something to take into consideration.

Gallant asked whether there is a standalone sign already outside the building.

Aldebot stated that AT&T has existing signage on the property.

Mears stated the applicant could consider installing vinyl window signage until they decide to complete a Variance application, if they choose to do so.

Aldebot noted his observation that the building façade appears as though there used to be a sign above the three garage bay doors.

Crossley stated regardless of whether or not a sign has been removed, new signage must go through the permitting process.

Mears welcomed the business owner to Somersworth.

a. **Any other new business that may come before the Committee.**

Mears noted she and Crossley will conduct a review of As-Builts at MB Tractor, Washville, Hilltop Chevy, and DSR Motor Group.

The meeting was adjourned at 10:17am.