

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MEETING MINUTES
March 13, 2024**

MEMBERS PRESENT: Michelle Mears, Michael Bobinsky, John Sunderland, and Mike Hoage

EXCUSED MEMBERS: Jeff Gallant, Mark Dellner, and Paul Robidas

STAFF PRESENT: Amber Hall, City Engineer
Dana Crossley, Planning Technician
Anna Stockman, Planning Secretary

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

- 1) Approval of March 6, 2024 Minutes
Bobinsky MOVED to APPROVE the minutes of the March 6th, 2024 meeting.
Hoage SECONDED the MOTION.
The MOTION CARRIED 4-0-0.

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- a. **Chinburg Builders is seeking conceptual review for a 14,270 square foot 145-unit residential building with associated parking infrastructure located at 200 Main Street in the Millyard (MY) District, Map 9 Lot 282, SITE #06-2024.**

Paul Goodwin of **Chinburg Properties** and **Neil Rapoza** of **Civil Consultants** were present to represent the application. Goodwin stated he is a resident and representative of Chinburg Properties. He noted the property's history of break-ins and arson. He stated the majority of the complex has been destroyed by fire, and today there are existing foundations and parking lots on the site. He referenced the projected proposal and pointed out the section of the property they are hoping to retain, including an existing building. He noted there will be an addition to the existing building that is a similarly sized new structure with parking underneath. He said an additional building would be constructed on front of that which would be approximately the same size. He noted the final unit count will depend on the finalized site design. He further noted the site is topographically challenging.

Goodwin stated a fire truck turn radius calculation was completed. He said they are proposing a riverwalk along their section of the river, which would be built out to the property line. He noted there is an existing walkway behind the building onsite and they plan to work with Aclara for an easement agreement so residents may use it.

Rapoza stated they want to ensure they are addressing the City's concerns regarding utilities. He noted there are existing utilities onsite.

Goodwin stated there is an existing sewer line along the river, a significant portion of which is exposed. He noted the Conditional Use Permit that will be reviewed by the Conservation Commission.

Rapoza stated there are two runs of city sewer line including one that is against the river wall and continues down the site to the Aclara property. He said the other sewer line runs down an access road and off of Depot Street.

Rapoza stated they will be seeking waivers from the parking requirement to decrease the parking ratio from 1.5 parking spaces per unit to 1.3 parking spaces per unit. He noted similar approvals have been recently granted for other projects. He stated they plan to seek a waiver for a reduction of the buffer yard width, which will support the width of the new development and the maintenance of onsite parking.

Mears asked whether the applicant could review their proposal for grading and stormwater improvements.

Rapoza stated there will be small cells and a filter at most corners of the property to catch and treat runoff. He said a lot of parking is under cover and won't receive a lot of stormwater runoff. He noted that in parking areas that are exposed, there will be space and availability for more filter areas, landscaping, and bioretention cells. He stated there will be a catch basin where all runoff would be directed as it exits the site.

Mears asked about the plan for roof runoff.

Rapoza stated a drip edge filter will be installed adjacent to the structure depending on how the utilities are positioned. He said from downhill, the building will appear as a four-story structure and as a five-story structure from uphill. He noted the differences in appearance from particular sides of the building will be a similar context to what was approved for the residential project at 85 Elm Street.

He stated they would be utilizing the same base configuration.

Mears asked whether if there are any architectural renderings available for review.

Goodwin stated the renderings are not yet available, and that an architect has just been engaged to start drawings. He noted the use of clapboard is likely and the building will have balconies that look over the river.

Rapoza displayed pictures of the site and pointed out the existing building they would renovate and make an addition to.

Bobinsky asked whether the new building would be connected to the existing building.

Rapoza stated there would be two new buildings, one of which would be an addition that is connected to the existing building and the other would be a standalone building.

Mears stated any comments from the Fire Chief and Building Inspector will be provided to the applicant.

Hoage stated the majority of his comments will be generic until final plans are received. He noted the City's hydrant standard and requirements regarding valves, the installation of backflow devices, and the abandonment of existing utilities that will not be utilized onsite.

Bobinsky stated a follow-up meeting is being scheduled to discuss utilities on the site and how they are proposing to connect to water and sanitary sewer.

Rapoza stated more information will be available for review by the next SRTC meeting.

Bobinsky stated the City sewer pipe attached to the retaining wall would need to be addressed.

Hall stated the sewer pipe runs parallel to the retaining wall on the building side of the wall.

Goodwin stated some level of repairs to the retaining wall would be within the project scope, however, if the scope were to involve the stabilization of the sewer line, that would be City infrastructure to address.

Bobinsky noted the significance of the sewer line which serves a large part of the City. He asked whether the applicant plans to provide a traffic study.

Rapoza stated a trip generation report has been completed, however, the site will not require a full traffic study.

Bobinsky referenced access to the Aclara site and an access gate.

Goodwin stated he believes that is Aclara's gate. He noted there are existing roads that travel onto the Aclara property but he does not anticipate access in the future.

Bobinsky stated to revise future plans to replace "Depot Street" with "River Street." He expressed his interest in reviewing stormwater treatment plans. He noted his appreciation that snow storage is recognized on the plan. He asked whether the development will be all residential or if any commercial development is planned.

Goodwin stated the site will be fully residential development.

Rapoza stated they are trying to push towards all stormwater being treated at the source. He said they are in the process of determining the best snow storage locations. He noted they are focusing on larger spaces at the end of parking areas and trying keep five-to-six feet clear of uncurbed parking areas.

Hall asked for the date of the survey and noted that may be the reason why the incorrect street name is on the plan.

Rapoza stated the survey was conducted in 2002.

Hall stated the City would further research whether there is sanitary sewer on the access road as the City's GIS site does not indicate that. She said the site will most likely be readdressed in the future. She noted her assumption that there will be a couple of new retaining walls installed.

Rapoza stated they would like for a full utility outfit to and locate where those are. He said there will be several new retaining walls onsite, some may be replaced in-kind and others will be walls in new locations.

Goodwin pointed out the area on the left where there is an existing building foundation. He noted the hope is to not have to rebuild areas that are in good condition.

Crossley identified a handicap parking spot located in Lot I that appears to be a far distance from the buildings onsite.

Rapoza stated the handicap spot was positioned in that location to show that handicap access would be provided to the riverwalk.

Crossley stated the Planning Board would want to see how the applicant is making sure there is safe access to the proposed buildings for all pedestrians, including the plan for site lighting.

Rapoza stated a photometric plan will be submitted to ensure there is a safe path to all buildings.

Sunderland asked about the plan for security, and whether the site will be gated.

Goodwin stated there will be no gate, but there will be security cameras and electronic control access at doors.

Mears asked whether a phasing plan for construction or occupancy has been considered.

Goodwin stated one building will be prioritized for occupancy. He referenced a past Chinburg project in Franklin that was successfully completed in phases. He noted that a phased plan will be provided after the Planning Board approval process. She noted the presence of invasive species onsite and asked if there are any plans for their treatment.

Goodwin stated their plan is to remove the invasive plants and replace with native plants.

Mears stated any wall that is rebuilt over four feet tall will require Geotech as part of the Site Plan Application. She noted the Planning Board's main focus will be on reviewing the site layout and providing feedback on architectural renderings and the plan for traffic. She stated the Board will likely have feedback on waiver requests, parking ratios, and the buffer yard.

Rapoza noted the possibility the Planning Board may require a full traffic study.

Mears noted to take into consideration the project abutters regarding traffic and their potential concerns. She stated that it would be beneficial to emphasize that the 1.3 parking ratio will be met with onsite parking.

Goodwin stated a traffic engineer might be able to provide a memo to alleviate any abutter concerns.

- b. **Bill Dube Kia, LLC is seeking site plan approval for a 22,000 square foot car dealership with associated accessways and parking infrastructure located at 220 & 222 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 61 Lots 10 & 11, SITE#02-2024.**

Erik Saari of **Altus Engineering** was present on behalf of the applicant. Also in attendance were **Debbie Dube Reed** and **Emily Dube Gray** of the **Dube Family**, **Victoria Martel** of **Woodburn & Company Landscape Architecture** and **Doug Raymore** of **Jewett Construction**. Saari referenced the site plan and pointed out the location of the proposed car dealership. He noted the plan to redo the curb cuts on the site to consolidate access to only one point of access on Route 108. He stated a waiver would be sought to eliminate the requirement for parking striping so cars could be parked anywhere onsite. He said the proposed building would be one-story with a service area in the back and three car wash bays. He said an eight-foot vinyl fence would be installed for the abutting manufactured housing development. He noted the proposed site will be pushed back due to the DOT project on Route 108. He said a scoping meeting has been scheduled with DOT to discuss their plans. He said snow storage areas have been identified on the plan in addition to stormwater, which will be managed by landscape islands in the parking lot. He noted Route 108 will be the primary entrance for construction. He stated service bays will be equipped with floor drains and a water and oil separator. He noted the LED lighting would be energy efficient and lighting would be dimmed at night to be mindful of abutters.

Martel provided an overview of the landscape plan, which will include shade trees around the perimeter and ornamental planting throughout the site. She noted each landscape island will have a salt tolerant tree on it.

She stated there will be a robust evergreen screen along the fence in the rear of the property to provide residents as much protection as possible.

Doug Raymore of **Jewett Construction** presented the proposed architectural renderings of the building. He pointed out the proposed glass storefront and dark gray mixed metals on the building façade, and the parapet around the top of the building that will shade rooftop equipment.

Sunderland asked about their plan for night lighting, cameras, and the location of vehicle off-loading. He noted the City has had incidents where car door handles have been checked. He asked about their plan for ensuring vehicles are locked.

Saari stated the lights will be dimmed by 25% at night and there will be cameras at some pole locations.

Gray stated all vehicles will be off loaded in the rear of the building to avoid interference with shop doors. She stated a closing manager will designate staff to ensure all inventory is in the right place and car doors are locked. She said there will be a robust camera system onsite.

Hoage provided Water Division comments, including the requirements for backflow devices, valves, and the abandonment of prior services prior to the issuance of a Certificate of Occupancy.

Bob stated an application must be completed with the Water Billing Office to establish the account and cover connection fees. He said permits for trenches and driveway cuts will be administered by the Department of Public Works. He noted he will review the traffic study and once submitted. He said there will be a focus on turning movements in conjunction with activities at Cumberland Farms and whether any modifications will need to be made. He noted his recommendation for the drainage study to receive third-party review.

Gray stated car deliveries may be made on a daily basis, and noted deliveries are batched so all cars arrive on one truck.

Saari noted the deliveries are usually made at night.

Bobinsky noted the annual reporting that must be made to comply with the City's MS4 requirements.

Hall noted the Driveway Permit requirements, including that driveway width for sites with two entrances is limited to twenty-four feet per entrance. She asked about the anticipated traffic flow.

Saari stated the source of traffic flow will vary, but will mostly flow from Route 108.

Hall noted an Excavation Permit will need to be completed for the abandonment of existing water and sewer services. She stated addressing for the parcel will need to be reviewed.

Crossley noted a former issue with the curb on Blackwater Road that had experienced damage from trucks turning. She stated the importance of ensuring the trucks do not impact the curbing.

Crossley referenced the plan for EV battery storage.

Saari stated battery storage will be in a self-enclosed shipping container.

Crossley stated the City has separate regulations for shipping containers. She said they are only permitted on a temporary basis otherwise approved by the Planning Board. She asked whether additional information could be submitted regarding the shipping container. She asked if EV batteries need to be stored in shipping containers.

Saari stated shipping containers are a preferred storage method because they are fire protected. He said it would be ideal to demolish the site all at once. .

Crossley asked whether car washing will be done completed the building. She said there would likely be a condition that there is no car washing outside. She provided an overview of the waiver forms that will need to be completed. She asked whether a bike rack will be proposed onsite. She referenced the Illumination Plan and stated the proposed lighting exceeds the standard.

Saari stated there is currently no plan for a bike rack. He stated the Illumination Plan and will be revisited to comply with City regulations.

Crossley referenced a recent case where abutters of a car dealership had concerns about lighting and they were located further away from the abutters of this proposed project.

Mears stated that lighting will be a discussion held at the Planning Board level.

Crossley asked whether there will be grass or stone much on landscape islands

Martel stated stone mulch is the preference for the dealership.

Crossley referenced the DOT project and stated a contribution towards City sidewalk maintenance will be a discussion at the Planning Board meeting.

Saari stated they will conduct a cost analysis and see if it's amenable to the applicant.

Crossley asked whether the proposing curbing will be granite. She stated the applicant could qualify for a ten percent reduction of onsite parking if a bus stop were included in their proposal. She noted potential concerns with unmarked parking areas to ensure neat and orderly access to the site.

Saari stated there will be a proposed parking stripe that will help direct cars on where to park.

Mears stated to note the parking stripe on the plan.

Crossley stated it could be a benefit to the applicant to increase the vegetation buffer between the site and abutting residential area.

Mears asked whether the applicant is proposing to enclose the dumpster. She said the Planning Board may have questions about the time the dumpster will arrive onsite to remove trash to consider noise impacts to abutters.

Saari stated the dumpster will be enclosed with a chain-link fence and vinyl sides.

Gray stated the Dover location has trash removal once a week during business hours.

Mears stated that might be a condition. She noted nighttime deliveries might also be a concern. She stated there have been recent issues with businesses conducting test drives and obeying speed limits. She noted there are often accidents at the intersection off of Blackwater Road.

Gray stated they try to avoid left turns and certain intersections. She said they would be happy to collaborate to determine best travel routes for test drives. She said a standardized driving map will be created for use at the site.

Mears asked for additional information on the location of rooftop equipment.

Raymore stated the rooftop units will be located toward the center of the roof, above the line of sight.

Mears stated it would be beneficial to show the view of the rooftop units from all angles.

Raymore stated renderings will be created prior to the Planning Board meeting.

Mears stated the Planning Board usually discourages the use of EIFS. She asked whether information on the durability of EIFS could be provided in the applicant's waiver request. She asked if there is any sound proofing planned on the rear of the building where the service bays are located.

Raymore stated the doors, trees, and fence will provide sound proofing. He noted the four doors on the rear are wash bays only and only one door opens into a work bay.

Mears asked for the applicant to note the wash bays on the plan. She stated the proposal has been sent for third-party review for a traffic study. She noted the applicant will receive written comments to respond to.

- a. **Jonathan Hanson is a site plan amendment for site improvements for a property located at 375 Route 108 in the Commercial/Industrial (CI) District, Assessor's Map 58 Lot 05, SITE#08-2024.**

The proposal was CONTINUED to the April 3, 2024 Site Review Technical Committee meeting as the applicant was not present to represent the application.

The meeting was adjourned at 11:44am.

Respectfully submitted,

Anna Stockman, Planning Secretary