

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
OCTOBER 11, 2017**

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

The meeting was called to order at 10:30 am.

1) Approval of the minutes of the meeting of September 6, 2017.  
**Motion:** Hoyle moved to approve the minutes of the meeting of September 6, 2017.  
Seconded by McGlynn. Motion carried unanimously.

2) **OLD BUSINESS**

A) Any old business that may come before the Committee.  
None.

2) **NEW BUSINESS**

Saunders stated that both items on today's agenda on minor site plans per the new Site Plan Review Regulations and public hearings are scheduled for the November SRTC meeting. Stated that this is just a preliminary meeting before the public hearing.

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.

**Frank Smart** with Dead River Company addressed the Committee and stated that they are replacing existing timber/rock structures with concrete pads. Stated that the existing ones are old and show signs of rot. Stated that they are increasing the size of the pad to replace the pump and the meter. Stated that all other pads are just replacing existing timber/rock structures to make them more safe. Stated that pre-fab concrete steps are going on the rear side of the property for safety. Stated that this area is not open to the public and is only for employees.

Hoyle asked if the distances meet NFPA regulations.

Smart replied yes. Stated that the existing guardrail has been damaged by plows so they are putting in bollards, which will be better for snow removal. Stated that the big pad will be brought into the pavement to eliminate the tripping hazard.

Bobinsky stated that the applicant applied for a driveway permit through the DPW. Asked if the facility light will be relocated.

Smart replied yes and that it was in the way so they are moving it to the side. Stated that there will be a light behind the fence area for safety.

Bobinsky confirmed that the light will still be on their property and that the light is private.

Smart replied yes to both.

Saunders asked if that area will be paved.

Smart stated that it already is. Stated that moving the fence caused the light to be in the way and so they are moving it. Stated that it will be in the same area but out of the way.

Saunders asked if the fence is completely chain link.

Smart replied yes and that it has privacy slats in it. Stated that the Next Level Church is next door and they put privacy slats in the fence along that side as well.

Saunders stated the Planning Board is keen on aesthetics so adding some more landscaping would be appreciated.

Smart stated that they want to make it look nice.

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.

**John Lorden** with MSC, a division of TFMoran represented the applicant and addressed the Committee. Stated that they went before this Committee recently for the walk-in cooler. Stated that they converted the use to a brew pub and now want outdoor seating on the south end. Stated that the patio will have pavers and a black rail fence. Stated that their main access to the patio will be through the restaurant. Stated that the patio will not be within setbacks and that he is meeting with the owner soon to discuss adding some landscaping.

Hoyle asked about emergency egress from the patio.

Lorden stated that there will be a gate out of the patio that doesn't go back into the building.

Hoyle asked if there will be signage for the gate.

Lorden stated that there will be emergency access signage.

Smith-Kenyon asked about trucks driving to the back of the building.

Lorden stated that there is not full rotation around the building and that the trucks do not go on this side.

McLin asked if there will be an awning over the patio.

Lorden stated that there might be umbrellas on the tables but not an awning over the entire patio.

McLin stated that they will need to update their liquor license for the patio area.

Saunders stated that the Liquor Commission will need a letter from the City for that and asked if anyone has any concerns with that.

The Committee agreed that there are none.

Bobinsky stated that he and McGlynn have discussed this proposal and that they have no problems with it but just a concern with the number of seats. Asked if they are expanding the capacity of the restaurant and asked if that changes water and sewer user fees. Stated that should be looked into.

McGlynn stated that there could be an impact on water and sewer so they need to update their application.

Saunders stated that Metivier mentioned a concern with this being an minor site plan and not sending it to the Planning Board. Stated that he feels that it should go to the Planning Board because of the abutters. Read from the new Site Plan Review Regulations regarding what qualifies as a minor site plan and stated that this clearly fits that. Asked what the other Committee members feel.

Hoyle asked about the increase in occupancy and asked if the Planning Board would like to see the application because of that.

Saunders stated that a new certificate of occupancy will need to be issued for the patio and that it's the size of development that determines if it goes to the Planning Board. Stated that based on size this doesn't need to go to the Planning Board.

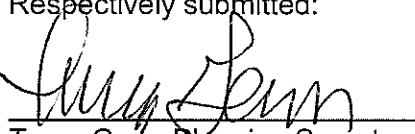
McLin stated that attendance at the public hearing may guide their decision.

Saunders stated that abutters will be notified and that if there are a lot of concerns then the application can be sent to the Planning Board.

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

None.

**Motion:** Hoyle moved to adjourn the meeting.  
Seconded by Bobinsky. Motion carried unanimously.  
Meeting adjourned at 10:50 am.  
Respectively submitted:



Tracy Goya, Planning Secretary  
Site Review Technical Committee