

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
SEPTEMBER 6, 2017**

MEMBERS PRESENT: Shanna Saunders, Chair, Mike Bobinsky, Tim McLin, Keith Hoyle, Tim Metivier, Scott McGlynn and Paul Robidas.
MEMBERS ABSENT: None.
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 August 2, 2017.

Motion: Metivier moved to approve the minutes of the meeting of August 2, 2017.

Seconded by Hoyle. Motion carried with a 6-0-1 vote with Robidas abstained.

2) **OLD BUSINESS**

- A) Any old business that may come before the Committee.

None.

2) **NEW BUSINESS**

- A) Wentworth Douglass Health Corp. is seeking site plan approval for a building addition on property located at 23 Work's Way, in the Commercial Industrial (CI) District, Assessor's Map 61, Lot 14B, SITE #07-2017.

Ryan Greenhalgh with Budel Construction represented the applicant and addressed the Committee. Stated that they are looking to build/install a new vestibule around the corner from the current entrance that will be the new primary entrance to the Works. Stated that a concern mentioned at the last meeting was vehicle parking on the softball field in the back and that he looked into that. Stated that the Works were letting an abutting property use their parking for a short time and that employees were parking out back. Stated that was a temporary situation and that it has all gone back to normal.

Saunders asked about the materials to be used for the vestibule.

Greenhalgh stated that it will be metal-framed with a rubber roof with a drainage system in it. Stated that there is nothing too formal on design but they have primary renderings to show the intent. Stated that it will be a vestibule with a flat roof and two square pillars. Showed a rendering.

Robidas confirmed that it is just a small area.

Saunders stated that it is 10'x22' in size. Stated that any new signage needs a new permit before it can go up.

Metivier asked about handicap accessible parking.

Greenhalgh stated that they have what is needed. Stated that there is no difference regarding distance so the net results are the same.

Bobinsky asked what is going to happen with the cooling tower.

Greenhalgh stated that the first floor unit will stay on the ground next to the vestibule.

Bobinsky asked if it will be modified.

Greenhalgh replied yes but that it will stay on the existing footprint.

Bobinsky asked about drainage.

Greenhalgh stated that this area is currently green space and that all the parking stalls are permeable pavement. Stated that there will be a ground leader from the roof drain to bring it to grade.

Saunders asked if it will connect to the existing stormwater system.

Greenhalgh stated that some will go to the drywell and some will be kicked to the parking lot at the curb line.

Bobinsky asked how long ago the permeable pavement was installed and how they like it.

Greenhalgh stated that it was installed within the last ten years and that they haven't had infiltration issues for puddling.

Metivier stated that the travel lanes have impervious pavement and the parking is pervious.

Robidas stated that it looks good and clean.

Greenhalgh stated that they have regular cleaning and maintenance.

Hoyle stated that the lock box needs to be moved.

Greenhalgh stated that it will be moved and that they have an annunciator.

Saunders read the suggested conditions of approval.

Bobinsky suggested a condition of approval for the relocation of the cooling tower to be part of the building permit.

Discussion on the roof top unit location and having screening.

Public hearing opened 10:45 am.

Public hearing closed 10:45 am.

Motion: Metivier moved that the request of Wentworth Douglass Health Corp. for a site plan for a building addition be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. Either install new or relocate the existing fire alarm annunciator panel to the new entrance by the check-in area;
2. The lock box shall be moved to the new entrance area;
3. Any new signage shall require a new sign permit application to be submitted;
4. The relocation of the cooling tower, and any required screening shall be part of the building permit application; and,
5. The materials to be used for the canopy shall be shown on the building permit application and shall indicate the snow load capacity and wind rating.

Seconded by Bobinsky. Motion carried unanimously.

- B) Pillar Investment Corporation is seeking site plan approval for a building addition for a loading dock on property located at 451 High Street, in the Residential Commercial (RC) and Residential Single Family (R1) Districts, Assessor's Map 42, Lot 01, SITE #09-2017.

Saunders stated that there is no one present to represent the application and asked they SRTC how they felt about still moving forward with reviewing the application. Stated that Fiddlehead Farms is the tenet but that the owner has been through this process before.

General agreement from the SRTC to move forward with the application today.

Saunders stated that the proposal is for a loading dock for Fiddlehead Farms and that it is after-the-fact.

Metivier stated that the he discovered the loading dock near completion when he was doing an inspection for Fiddlehead Farms. Stated that it was just about done when he discovered it.

Saunders stated that it looks like some handicap spaces needs to be relocated in the rear.

Metivier stated that the handicap spaces in the rear near the entrance to the Bingo Hall have a different size. Stated that he would have to look at the numbers to see if they have enough parking. Stated that the ones in the rear were only connected to the use of the Bingo Hall.

Public hearing opened 10:52 am.

Public hearing closed 10:52 am.

Motion: Robidas moved that the request of Pillar Investment Corporation for a building addition for a loading dock be **APPROVED.**

Seconded by Bobinsky. Motion carried unanimously.

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

Saunders stated that the SRTC has discussed the proposal on Stackpole Road to not install a curbed sidewalk but now they are going to put in a curbed sidewalk and will work with the City on drainage. Stated that there will be new plans submitted and there may be some utility conflicts. Stated that it will not be done before winter.

Bobinsky stated that drywells regularly need to be cleaned out.

Metivier stated that there are great soils there.

Saunders stated that they are still working on the location plan.

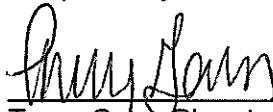
Bobinsky stated that the City cost will be discussed because financially it will be a shared project.

Motion: Bobinsky moved to adjourn the meeting.

Seconded by Hoyle. Motion carried unanimously.

Meeting adjourned at 10:55 pm.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee