

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
JULY 5, 2017**

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

The meeting was called to order at 10:34 am.

1) Approval of the minutes of the meeting of June 7, 2017.

Motion: Hoyle moved to accept the minutes of the meeting of June 7, 2017.

Seconded by Bobinsky. Motion carried unanimously.

2) **OLD BUSINESS**

A) Branco, LLC is seeking site plan approval for a building addition on property located at 10 Willand Drive, in the Commercial Industrial (CI) District, Assessor's Map 63, Lot 17, SITE #03-2017.

Saunders stated that the City did receive third party review comments but that the applicant just received them today. Stated that any comments can be conditions of approval but that most of them were just informational. Stated that there were some questions on infiltration but that there are great soils out there so there is really no concern. It was decided that traffic didn't need third party review.

Bob Stowell with Trittech Engineering Corporation represented the applicant and addressed the Committee. Stated that the amended submission mostly deals with the fire comments from last time pertaining to access and turning movement in the rear of the lot. Stated that fire now has that access. Stated that they addressed stormwater comments and relocated the dumpster. Referred to the pictures that show landscaping and stated that they are just doing more of the same as what is there.

Metivier stated that there are still some building features not shown on the plans like overhead doors.

Stowell showed on the plans where the three overhead doors are.

Metivier asked that the engineer show all building features on the plans.

Smith-Kenyon asked what kind of trucks are used.

Mark, the facilities manager for Fall Machine replied that trailer trucks are used.

Smith-Kenyon asked what the overhead door in the way back is used for.

Mark stated that it is for trash and pallet pick up.

Bobinsky stated that the applicant knows to file a stormwater report on an annual basis and that he appreciates the attention to detail on that.

Saunders stated that this application is moving on to the July Planning Board meeting.

- B) Riverside Garage & Leasing, Inc. is seeking site plan approval for a building addition on property located at 481 High Street, in the Residential Commercial (RC) District, Assessor's Map 40, Lots 56 & 56A, SITE #06-2017.

Wayne Morrill with Jones & Beach Engineers, Inc. represented the applicant and addressed the Committee. Stated that he met with Bourcier (third party engineer) and Bobinsky in the field to look at utilities and found that there are two water lines now and one will be terminated at the property line. Stated that the existing fire hydrant is privately owned by the property owner. Stated that they narrowed the building a little and brought the north face in so the drip edge meets the setback. Stated that originally the dumpster would have been in the setbacks but that amended the building and now the dumpster and recycling has been moved and will work better. Stated that they will add more landscaping along the back edge and that he feels they meet landscaping requirements. Stated that they worked with NHDES and the third party engineer on drainage and reduce the footprint of it. Stated that they have received their Shoreland permit from NHDES and they will have their AoT permit before the Planning Board meeting. Showed the building elevations and explained that they will enhance the existing features. Stated that they have been working in historical avenues and that they will relate back to the time of the trolley and be Somersworth-specific in their store. Stated that they removed one of the proposed parking stalls. Stated that trip generation numbers were updated. Stated that they feel that they have addressed the traffic and the drainage and should have their AoT permit this week.

Hoyle asked how close the dumpster will be to the building.

Morrill stated that a sidewalk goes between the building and the dumpster and that it is about eight feet away from the building.

Hoyle suggested pushing that back to be ten feet from the building.

Morrill stated that he will put a note on the plans for that. Stated that there will be a poured wall along the back and that the dumpster will be enclosed by a fence.

Bobinsky stated that there were recent changes made to the traffic intersection and now there are two left lanes out of Tri City Plaza. Stated that he would like the applicant to address the new movement in their traffic report.

Morrill stated that the main reason they hired Sebago to do their traffic report was because they were the ones that made those changes to the intersection and their report speaks to that. Stated that he can get a clarification statement on that.

Bobinsky stated that he would like that so that they can be clear that there will be no conflict and nothing new needs to be added.

Saunders stated that the ADA crossing won't be sufficient enough and Sebago picked up on that. Stated that she feels that needs to be looked at again.

Bobinsky agreed and stated that it may need to be upgraded with push buttons or a countdown.

Morrill stated that he will check with Sebago to make sure everything conforms.

McGlynn asked if they can add a valve to the water line to isolate the hydrant.

Saunders stated that granite curbing is required and stated that she is not sure if it has been added or if they are submitting a waiver.

Morrill stated that that was part of the initial review and that they have submitted a waiver request. Stated that the rest of the site has it though. Mentioned that the product is not considered high hazard.

Saunders referred to their response letter and stated that the drainage connects to a closed system and talks about treatment swales but that it is not clear if they are one in the same.

Morrill stated that they share drainage with the gas station next door and that it still functions correctly. Stated that a lot of runoff from High Street goes behind the gas station. Explained the drainage and stated that it will be treated before it dumps out.

Smith-Kenyon stated that the landscaping detail doesn't address if they are using native or non-native plant species.

Morrill stated that they have a plant list and will check with the landscape architect.

Saunders stated that this proposal will go before the Planning Board this month.

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

None.

2) NEW BUSINESS

A) Any new business that may come before the Committee.

None.

Motion: Metivier moved to adjourn the meeting.

Seconded by Bobinsky. Motion carried unanimously.

Meeting adjourned at 11:05 pm.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee