

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
MAY 10, 2017**

MEMBERS PRESENT: Shanna Saunders, Chair, Mike Bobinsky, Tim McLin, Keith Hoyle, Scott McGlynn and Tim Metivier.
MEMBERS ABSENT: Paul Robidas.
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 May 3, 2017.

Motion: Bobinsky moved to accept the minutes of the meeting of May 3, 2017

Seconded by Hoyle. Motion carried with a 5-0-1 vote with Metivier abstained.

2) **OLD BUSINESS**

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

None.

2) **NEW 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.

Bob Stowell of Tritech Engineering Corporation represented the applicant and addressed the Committee. Stated that this is their third trip here and that this time they are proposing a 16,000 square foot building addition. Stated that they started with a site plan in 1999 and came back for phase two in 2008. Stated that Fall Machine is reorganizing and will be adding some new employees. Stated that there is currently a lot of pavement and some of it will be removed. Stated that there will only be 1000 square feet of new pavement. Stated that tree cutting will be minimal and will be on the west side but that disturbance will be minimal. Stated that water and utilities will be extended inside the building. Stated that drainage is straight forward and that the main change is to comply with new standards. Stated that they have a lighting plan and are using LED lights so there will be no effect on abutting properties. Referred to the traffic plan and explained peak traffic flow. Stated that the impact on traffic will be very minimal because they are not producing much new traffic. Stated that the lot has very sandy soil that absorbs water very well and goes back into the ground.

McLin stated that he has no comments from the Police Department.

McGlynn asked about the increased water.

Stowell stated that they will be extending the water within the building.

McGlynn stated that they will need to fill out a new water/sewer connection permit to reflect the addition.

Bobinsky asked what the space will be used for.

Stowell stated that from what he has been told, this will help improve work flow by redesigning the flow of materials in and out of the building. Stated that they are moving existing outdoor storage inside.

Bobinsky stated that he agrees with traffic impact but asked if there will be additional deliveries or truck traffic.

Stowell stated that he doesn't see there being big changes in commercial traffic.

Bobinsky stated that he echoes McGlynn's requirement to fill out a new water/sewer connection permit application. Stated that he agrees that stormwater impacts will be minimal.

Stowell stated that they will provide a fore bay and pretreat the water before it goes into the infiltration basin.

Bobinsky stated that annual stormwater reports will need to be submitted.

Saunders confirmed that the water will sheet flow.

Stowell confirmed.

Saunders asked where the granite curbing.

Stowell showed in the plans and explained that it is at the higher elevations. Stated that they don't need the curbing for runoff because they are keeping it as sheet flow.

Saunders stated that the Planning Board may question the granite curbing.

Bobinsky stated that he would like third party review of the project.

Saunders explained the third party review process.

Hoyle confirmed that the sprinkler would be extended and asked about apparatus maneuverability at the rear of the property..

Stowell showed on the plans and stated that there is access.

Hoyle stated that the building area is lengthening out and that he is concerned about aerial access to the rear of the building. Suggested extending the pavement toward the rear about 15 to 20 feet. Stated that as this is, it would be tough for aerial access.

Stowell stated that it will be tight in there and stated that he can model it out.

Hoyle stated that he wants vehicles to be able to get around to the back corner.

Metivier stated that a bike rack is required and needs to be shown on the plans. Stated that the dumpster appears to be in the setbacks.

Saunders stated that it would need to meet the setbacks.

Stowell stated that they can move it.

Metivier stated that the elevations are a little weak and that the Planning Board will want to see more and that it be more clear. Asked about waiver regarding appearance standards.

Stowell stated that it was waiver at the last addition application. Stated that the design is to extend what is there.

Metivier stated that the plans show wall packs but not emergency lighting and that they need to be shown. Stated that the location of the gas tank may need to shift because of a new dumpster location.

Saunders stated that the elevations need to be in color and list the materials as well. Suggested bringing samples to the Planning Board meeting and that photos of the existing conditions would be helpful.

Smith-Kenyon asked what this company manufactures.

Stowell stated that they make machine parts and that there is no hazardous waste.

Smith-Kenyon stated that the plans mention stump removal and asked the applicant to consider leaving the stumps for stability. Asked about snow removal and storage.

Stowell stated that there will be no erosion issues due to slope and showed on the plans where snow storage will be.

Saunders stated that landscape plan doesn't show anything other than shade and island trees.

Stowell stated that the front is very-well landscaped and has a buffer to Willand Drive.

Saunders asked that they provide pictures of the existing landscaping and that if there is an opportunity for more landscaping then the Planning Board will appreciate it.

Bobinsky asked the applicant to update the language on the stormwater reports.

Metivier stated that some of the vegetation from the original approval is dying and asked that the applicant look into that.

- B) Breitling Holdings, LLC is seeking site plan approval for a building renovation for apartments and commercial space on property located at 67 Elm Street, in the Business Historic (BH) District, Assessor's Map 10, Lot 174, SITE #04-2017.

Mark Batchelder with Seaport Engineering represented the applicant and addressed the Committee. Stated that there is an existing five-story building that is in disrepair on the property and that they are proposing to renovate it to have ten apartments and an 800 square foot commercial area on the first floor. Stated that the building bisects the property so there is no interaction between the south and north side of the property. Stated that they are proposing to have asphalt parking on both sides with a total of 24 stalls. Stated that they are proposing granite curbing throughout the site. Stated that stormwater currently runs off the site to the street and that there is no collection but that they are proposing to collect runoff into catch basins. Stated that they did a short traffic analysis and reviewed peak traffic flows.

McLin stated that he has no concerns from the Police Department.

McGlynn referred to page C4 and stated that the City will have to witness the capping of the existing line. Asked if the four inch water line is for fire suppression.

Batchelder replied yes and stated that the building will be sprinklered.

McGlynn asked if they will be putting a domestic line in.

Batchelder stated that it will be a separate tab that isn't yet shown on the plans. Stated that fire and domestic will be separate.

McGlynn stated that he would like to see the backflow device and stated that there will be one water meter for the entire building. Stated that a water/sewer connection application will need to be submitted.

Bobinsky stated that there will need to be a new water/sewer connection application with fees. Stated that he would like to look at the drainage report and that he recommends third party review of that. Asked if they have a traffic analysis.

Batchelder submitted a traffic report.

Bobinsky asked if the utilities poles will be removed since utilities will be underground.

Batchelder stated that they are coming off the existing.

Hoyle confirmed that the building will have a sprinkler and alarm.

Batchelder confirmed.

Hoyle stated that there is a hydrant across the street and that there are no access issues.

Metivier stated that a bike rack needs to be shown on the plans. Stated that the heating and cooling system will be ductless mini splits and that the grounds need to be shown on the plans. Stated that screening also needs to be shown on the plans.

Smith-Kenyon asked if there will be an elevator in the building.

Batchelder stated that they are not proposing an elevator and that one is not required. Stated that they will have ADA access for the commercial space and will be compliant.

Saunders stated, regarding the catch basins, that a two foot sump may not be enough and may need to be deeper. Stated that the third party reviewer will look at that. Stated that they need a maintenance plan for the stormwater system. Stated that the parking lot needs to be screened and that there needs to be landscaping. Stated that they show some shade trees but that there isn't as many as required. Stated that the parking areas along Elm Street and Washington Streets need to be screened.

Batchelder asked if screened would be allowed on City property.

Bobinsky stated that the City tries not to do that.

Saunders suggested fencing along the side or asking for a waiver. Asked that a lighting plan be submitted.

Batchelder stated that lighting is shown on the utility plan on page C9.

Saunders asked if they can show lighting footprints on the plans because the Planning Board will want to see that. Asked if there is an easement for the off-site stairway.

Batchelder replied yes and for two parking stalls.

Saunders asked that they show that on the plans. Stated that the City requires a 110% site security but that they can request a waiver for that. Stated that the Board is looking at new language for the Site Plan Review Regulations so they can ask for a reduction. Stated that they need to supply more plans for third party review.

Bobinsky stated that the building hasn't been used in a while so he may want to see if they are missing anything regarding traffic.

C) 450 High Street, LLC is seeking site plan approval for an addition for a walk-in cooler on property located at 450 High Street, in the Residential Commercial (RC) District, Assessor's Map 38, Lot 37, SITE #05-2017.

Saunders stated that this may be a minor site plan so they can post the public hearing for the next SRTC meeting.

DJ Haskings with Bad Lab Brewing addressed the Committee and stated that the use is a brewery and they are building it out to a restaurant. Stated that they are looking to have cold storage for the restaurant use and not the brewery. Stated that the cooler

would be on the back of unit four and would be on a poured pad. Stated that the cooler can be locked.

McLin stated that he has no concerns from the Police Department.

Hoyle stated that he has no concerns from the Fire Department.

Bobinsky asked which unit this is for.

Haskings explained and stated that the cooler will be 10'x10'.

Bobinsky stated that the DPW has been working with the applicant on industrial pretreatment and endorses the addition. Stated that he would like a condition that the timeliness of the IPT reports be improved. Stated that they are due every quarter. Stated that an oil and grease separator will be needed.

Metivier stated that the construction for the restaurant is well underway and that two grease traps have already been installed.

Saunders asked how the cooler will be secured.

Haskings read from the manufacturer's specs and stated that there will be a key and padlock.

Saunders stated that she doesn't want it opened and have customers get in.

McLin stated that he has seen these before and that they are pretty secure and come equipped with a keypad.

Saunders stated that she would like the details on that. Asked about any noise generated by the cooler.

Haskings stated that he will have to look into that.

Motion: Metivier moved that the site plan application for 450 High Street, LLC is minor and that the Committee hold a public hearing on the application.

Seconded by Bobinsky. Motion carried with a 6-0 vote.

- D) 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 this property has been here since the 1920s when it was a trolley stop. Stated that they came before the City in the past for an addition for a car rental and the site was cleared and the front area paved. Stated that the site is 2.20 acres in size and that they would like to put an addition on the existing building. Stated that they delineated wetlands. Stated that after the addition is

constructed, the entire building will be 20,000 square feet in size. Stated that they will also have a separate ATM kiosk. Stated that the addition would be 11,000 square feet and would be for retail use with the remainder of the building being warehouse use. Stated that 102 parking spaces are required and that is what they are proposing. Stated that they submitted a traffic analysis done by Sebago Technics who determined that this proposal will not have a detrimental impact to High Street. Stated that there is a signalized intersection used for this site and the gas station. Stated that they will have a paved parking lot with sloped granite curbing and a loading area in the rear. Stated that there will be five employee parking spaces. Explained the existing drainage system in the parking lot and stated that they are planning to take that off-line. Stated that they did test pits last Friday. Stated that there is a sidewalk from High Street into this site on the east side and there is handicap access. Explained utilities and stated that they will extend the six-inch water line to the hydrant and will have a one-inch domestic line. Stated that they have a heavy landscape design and will be working on an irrigation plan. Described lighting and wall packs. Stated that they are requesting two waivers-one for the landscaping in the front and the other to reduce the amount collected by the City for site security. Stated that there will be construction within a sensitive plant area and that it is not a historic building. Stated that they will be submitted an Alteration of Terrain (AoT) permit application to the State. Stated that they will add a bike rack to the plans.

Metivier mentioned the five proposed employee parking spaces and stated that they may need to install another egress door.

Morrill stated that he can forward the floor plan to Metivier and that they do have room for a walkway.

Metivier stated that the plans show a loading zone but that employee also have to park there.

Morrill stated that is the intent.

Metivier stated that the building seems to encompass the entire building envelop and that he is concerned with the roof overhangs going into the setback.

Morrill stated that the building meets setbacks but that he will have to look at the overhangs. Stated that all mechanical units are on a flat area on the roof.

Metivier stated that three handicap parking stalls are shown-two for the building and one for the ATM kiosk. Stated that there needs to be five handicap stalls based on the number of parking stalls proposed.

Saunders stated that the City's parking requirements are advisory and asked if they really need 102 parking spaces.

Alex Vailas with AV Bedford, LLC addressed the Committee and stated that they do want to have that much parking. Stated that the ATM kiosk is just a service and won't really need parking.

Morrill stated that they can make one of the ATM spaces ADA compliance.

Metivier stated that you can't use the ATM handicap space for the building. Stated that the proposed dumpster is located within the setbacks and needs to be moved. Stated that they already addressed that the roof top mechanical units will be screened and asked if there will be internal roof access.

Morrill stated that he will check on that.

Hoyle asked how the building will be protected.

Morrill stated that there will be a six-inch line to the building.

Metivier asked about high-hazard storage.

Morrill stated that he will have to check on the code.

Metivier stated that if it is high-hazard then the sprinkler system may need to be upgraded.

Bobinsky stated that he would like to look at the utility connections to this property and see if they can be consolidated for the single use. Stated that a water/sewer connection application will need to be submitted. Mentioned that there is currently a pavement moratorium on High Street and suggested they keep that in mind.

Morrill stated that they don't have a good record of what the water line is but that they want to stay out of High Street.

Bobinsky recommended third party review of the drainage; the property abuts Willand Pond and there are noted wetlands.

Morrill stated that he has met with NHDES and that there will be treatment..

Bobinsky stated that he is concerned with traffic impact and asked if there will be any need to change the cycle time or programming at the signalized intersection.

Morrill stated that they used Sebago Technics because they are currently working on that intersection and have indicated that there will be no impact of traffic on our side. Stated that the only effect is the queue coming out of our site. Stated that the traffic report will be sent out.

Bobinsky stated that he would like to look at that report and consider if there would be other improvements needed. Stated that he wants to make sure they are not creating a hazardous situation.

McLin stated that he would like a copy of the traffic report also. Stated that he would like to review the timing of the light.

Saunders stated that she would like third party review of the traffic study as well.

McGlynn stated that the water service is not typical as the hydrant is privately owned by the property owner. Stated that something different will have to be done with the domestic service line but they can meet to discuss that.

Charles George, property owner, addressed the Committee and stated that there are two lines coming in.

McGlynn stated that they need to get to one domestic line and one meter.

Bobinsky stated that they can look into seeing if there are easements for the hydrant.

George stated that when they got the property there was a fire house with a hydrant and that they kept it in place until the High Street expansion. Stated that the hydrant was replaced but that he owned the original hydrant so assumes he owns this one also. Stated that he has been getting double billed for water and has paid it but would like a single bill.

Morrill asked how the City deals with irrigation and domestic water.

McGlynn stated that they can apply for a water-only meter so that irrigation is separate.

McLin stated that he assumes that the other liquor store location will close.

Vailas stated that they will build the new store and then assess if the existing store needs to be closed down. Stated that they also take the Dover store location into effect. Stated that the property will stay privately owned and leased to the State so property taxes can still be collected.

Metivier mentioned the uniqueness of the existing building and asked if the shape of the door can be maintained.

Morrill stated that he will check with the architect on that.

Metivier asked the square footage of the part of the structure that will be used for warehouse.

Morrill replied 8500 square feet.

Metivier if they recognized the mixed use of the building when calculating parking. Stated that the calculations don't recognize the warehouse use of the building.

Vailas stated that some of the display area changes with time and the warehouse area could shrink or get shifted a little. Stated that they want all these parking spaces.

Saunders stated that she is concerned with the freestanding sign location because it may be in setbacks and may be a sight distance issue. Stated that mitigation for parking requires trees and there isn't what's needed shown on the plans. Stated that the

drainage will need third party review. Asked if they meet the 35 foot building height maximum.

Morrill stated that everything proposed is under 35 feet.

Saunders stated that she doesn't know what the Planning Board will think of the curbing and that the applicant may need to submit a waiver request. Mentioned having signage in the parking lot for the trail system.

Morrill stated that they want to try to celebrate the area and that there will be a lot of local information in the building. Stated that they will be paving a section of the road but won't touch anything toward the pond.

Saunders stated that she would like signage to bring attention to the park and the trails.

Morrill stated that there would only need to be about 58 parking spaces if they consider just the retail section of the building. Stated that this will be one of the larger liquor stores compared to others.

Vailas stated that the State is already reviewing drainage and asked if third party review is just reviewing the State's review.

Morrill stated that they are submitted the same thing to the City that they submitted to the State.

Vailas stated that they have to comply with all State regulations so a review is already being done.

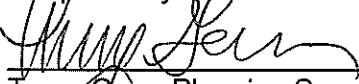
Saunders stated that the State reviews State regulations where third party review City regulations. Stated that architectural materials need to be called out on the plans.

Metivier asked what will happen to the existing business.

George stated that they will try to relocate but that he doesn't want to put the cart before the horse.

E) Any other new business that may come before the Committee.
None.

Motion: Metivier moved to adjourn the meeting.
Seconded by Hoyle. Motion carried with a 6-0 vote.
Meeting adjourned at 12:31 pm.
Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee