

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
MARCH 1, 2017**

**MEMBERS PRESENT:** Keith Hoyle, Mike Bobinsky, Tim McLin, Tim Metivier and Paul Robidas.  
**MEMBERS ABSENT:** Shanna Saunders and Scott McGlynn.  
**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 February 8, 2017.

**Motion:** Bobinsky moved to accept the minutes of the meeting of February 8, 2017.

Seconded by Robidas. Motion carried with a 4-0-1 vote with Hoyle abstained.

2) **OLD BUSINESS**

- A) Goodwin Community Health is seeking site plan approval for a building addition on property located at 311 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48, Lot 24E, SITE #01-2017.

**Gary DeColfmacker** with Goodwin Community Health addressed the Committee and stated that they submitted updated plans and have addressed the comments from the last meeting. Stated that they can go through the comment letter.

**Rob Doyle**, the project architect addressed the Committee and reviewed the comment letter. Stated that comment one was for clarification on the use of the addition and the water usage. Stated that they have done preliminary general programming for the water usage and will do final programming and supply that information. Stated that the addition will mostly be for doctor and dentist offices with hand wash sinks. Stated that they are thinking of having four bathrooms.

Bobinsky stated that the estimate will serve as the basis for the water and sewer usage. Stated that when they have final numbers they will be submitted as part of the connection fee application.

Metivier stated that his comments from before have been addressed.

Doyle reviewed comment two regarding the submittal of annual stormwater reports and stated that they have resubmitted prior reports to Public Works.

Bobinsky stated that they have them and that the reports have been done for a handful of years.

Doyle stated that the third comment had to do with Coast Bus driving on the property for their bus stop.

DeColfmacker stated that he spoke with and met onsite with Mike Williams of Coast Bus and that he made it clear that they are not interested in driving on the campus for the bus stop. Stated that it has to do with the timing of the route and the maneuverability of the bus on the site.

Doyle stated that the fourth comment had to do with the rear egress door and stated that they moved that door about 18 inches and that it is shown on the plans. Stated that comment five was about the walkway leading to the rear egress door and that a note has been added to the plans that the sidewalk will be realigned. Stated that comment six was regarding sidewalks and that they submitted a waiver request for them. Stated that with the original approval they did a traffic study and they were just over the threshold for needing a turn lane on Route 108. Stated that they did those improvements in 2011. Stated that this is a small addition and that it seems like a hardship to have to replace all those improvements.

Robidas asked where the sidewalks would be placed.

DeColfmacker stated that it would be property line to property line. Stated that they have a sidewalk to the bus stop but the discussion was on having a full sidewalk.

Robidas stated that he is not in favor of having a sidewalk to nowhere.

Bobinsky stated that makes sense and that it was just brought up considering future development of Route 108.

Robidas stated that the ten-year plan would mean a big change.

Bobinsky stated that crosswalks were discussed and that the State referred the topic to the City for comments.

DeColfmacker stated that he is not a fan of having a crosswalk there based on his experience. Stated that he doesn't know how much crossing happens there.

Bobinsky stated that it would be very dangerous but that it could be something to discuss in the future with Route 108 improvements.

Robidas asked if Coast Bus routinely drops people off across the street.

DeColfmacker stated that not routinely but sometimes.

Smith-Kenyon asked if there is a "pedestrian ahead" sign on the road there.

DeColfmacker replied no and stated that the State doesn't want a sign there because there is not crossing there. Stated that Goodwin Community Health provides bus passes and that they give out probably 50 per month.

Robidas stated that he is concerned with people that can't walk well and can't get across the road quickly enough. Stated that the Coast Bus pulls into Walmart.

DeColfmacker stated that it was a thoughtful no from Coast Bus. Stated that he reviewed and considered it.

Metivier asked the applicant if they have applied for an updated driveway permit from the NHDOT.

Doyle replied no.

**Motion:** Robidas moved that the site plan application for Goodwin Community Health be forwarded to the Planning Board for review.

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

- B) Trio Investments, LLC is seeking site plan approval for an event/meeting hall on property located at 49 Market Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 78, SITE #09-2016.

**Geoff Aleva** with Civil Consultants represented the applicant and addressed the Committee. Stated that the applicant received site plan approval for this project but that the Planning Board wanted further discussion with Public Works and the Police on pedestrian access. Stated that he didn't think that there was pedestrian access issues because of recent downtown improvements but the Planning Board still wanted them to come here. Stated that he spoke with Captain Tim McLin and that he and the Police Chief drove around the area and don't see a need for changes unless there is a City-wide event at the same time that this property is hosting an event.

McLin stated that the two direct routes from the parking along Main Street are to the end of Main Street and then cross or up Station Street and to cross in front of City Hall. Stated that those are the safest routes. Stated that the crosswalks will be repainted in April. Stated that if there is a City-wide event and also an event going on at the subject property, there may be a need for an officer. Stated that other than that he doesn't see a need for an officer.

Aleva stated that he talked with the owners and that they don't have an issue making arraignments with the City if an officer is needed.

Hoyle stated that he thought he heard that there would be a packet of information for the clients that rent the facility.

Aleva stated that a copy was given to the Planning Board and it is an agreement for the use of the hall with a map for parking. Stated that there will be a parking info card that can be sent out with invitations.

McLin stated that they discussed having a map to show the two safest routes to walk to the facility. Stated that there are sidewalks.

Aleva stated that there will be a map showing parking and pedestrian access to the facility.

Bobinsky stated that he hasn't met with the applicant on this topic but that he spoke with McLin. Stated that there isn't a crosswalk specific for this location so they will use the adjacent one. Stated that he has discussed pedestrian cones that alert motorists of the pedestrians but they will not put one there. Stated that he spoke with Saunders and that this is a performance-based issue so it will be monitored and see how it goes. Mentioned solar crosswalk lights and stated that the cost for those is about \$16,000.

McLin stated that he envisions that people are going to be dropped off and then the driver will go park so that no everyone is walking from the parking area on Main Street.

Bobinsky stated that Saunders is organizing a pre-construction meeting and that he will be there. Asked about changes to on-site parking.

Aleva stated that there will be no driveway changes.

Robidas stated that he was concerned with parking but that the applicant has done everything they can do. Stated that no matter what use goes there, there will be an impact on parking.

Hoyle stated that Saunders updates the Planning Board on the SRTC happenings at every meeting so she will relay today's discussion on to the Planning Board.

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.

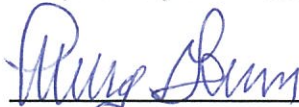
None.

**Motion:** Robidas moved to adjourn the meeting.

Seconded by Bobinsky. Motion carried with a 5-0 vote.

Meeting adjourned at 11:15 am.

Respectively submitted:



Tracy Gora, Planning Secretary  
Site Review Technical Committee