

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
SEPTEMBER 7, 2016**

MEMBERS PRESENT: Shanna B. Saunders, Keith Hoyle, Mike Bobinsky, Scott McGlynn, Tim McLin, Paul Robidas and Tim Metivier.

MEMBERS ABSENT: None.

STAFF PRESENT: Tracy Gora, Planning Secretary.

The meeting was called to order at 10:32 am.

1) Approval of the minutes of the meeting of August 3, 2016.

Motion: Metivier moved to accept the minutes of the meeting of August 3, 2016.

Seconded by Hoyle. Motion carried unanimously.

2) OLD BUSINESS

- A) Reagan Estates Manufactured Housing Park, LLC is seeking site plan approval to reconfigure the property located at 44 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 63, Lot 01, SITE #07-2016.

Saunders stated that the plans in the file are a work in progress but new plans were submitted today.

Public hearing opened 10:34 am.

Don Routhier, owner and applicant, addressed the Committee and stated that this will be an improvement to the former Jack and Jill Mobile Home Park, which has been renamed to Reagan Estates. Stated that there are 32 mobile home units and a store on the property. Stated that the property started off as an RV park for weekend campers. Stated that he wants to modernize the property and will not expand it but will improve it. Stated that there is a new water line and that he will put in a new community septic system. Stated that there will be new lines for utilities. Stated that the mobile homes will be moved around for move uniformity and that a lot of pavement will be removed. Stated that they are paving some of the roads that weren't before. Stated that this was an eyesore for Route 108 and that he is hoping to eliminate that.

Geoff Aleva with Civil Consultants represented the applicant and addressed the Committee. Stated that they have a septic plan that has already been approved by the NHDES. Stated that he has a site plan that shows roadway access, parking and roadway widths. Stated that they have relocated the proposed fire hydrant and did lot coverage calculations and they are reducing the overall pavement but the lot coverage goes up slightly because the actual mobile homes are larger. Stated that a stormwater report is not needed because the soils are good and sandy. Stated that he will show snow storage. Stated that the existing big wide open paved area will go away and that they will be creating a loop road for better movement.

Metivier asked if overall impervious area increases.

Aleva replied yes and stated that there is more lot coverage because the homes are larger. Stated that lot coverage is going from about 29% to 32%. Stated that he took the lot layout from the company that did the septic design.

Saunders confirmed that Aleva feels that a new drainage swale is not needed.

Aleva replied yes and stated that with the natural grades the runoff runs to the back of the property. Stated that there will be a maintenance plan for salting and erosion.

Saunders stated that the new pavement area concerns her and that she wants to make sure all the water stays on the subject property.

Aleva stated that it will and that when they do grading for the fence the soil will be cut back. Stated that the neighboring property is higher than this one.

Saunders mentioned having a condition of approval for the berm.

Aleva stated that there was an abutter that was concerned with the trees that were removed and the contractor installed a berm that is about eight feet tall. Stated that he hasn't gotten any more complaints from the abutter.

Routhier stated that the berm was built in conjunction with the neighbor.

Saunders stated that it will be vegetated and that she wants a list of what will be planted there, keeping in mind maintenance. Talked about perimeter trees and stated that it looks like there is some landscaping in the front.

Aleva stated that they can add more landscaping between the homes.

Saunders stated that the intent is for trees along parking areas for aesthetics and shade. Stated that lights need to be downcast and shielded.

Bobinsky asked about a stormwater maintenance plan.

Aleva stated that he will put one together but it will be mostly for maintenance.

Saunders stated that it would be a condition of approval.

Bobinsky confirmed that there will be 32 homes on the site.

Routhier replied yes and stated that it is the maximum.

Bobinsky stated that there needs to be a future discussion on addressing.

Saunders stated that he would like to meet on that because this has been difficult for the Assessing Department.

McGlynn asked if they will address the domestic water supply and stated that the hydrant will need to cross Route 108.

Routhier stated that they will do a two inch connection and upgrade to the fire hydrant. Stated that there will be a master meter.

McGlynn stated that it needs to be housed above ground.

Public hearing closed 10:50 am.

Saunders stated that there will be conditions of approval for a stormwater maintenance plan, the property shall be graded so that water runs toward the site, have a vegetation plan, snow storage shall be shown on the plans and the domestic water line shall be upgraded.

Robidas made a **motion to approve** based on what Saunders stated.

Seconded by Hoyle. Motion carried with a 7-0 vote.

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

None.

3) NEW BUSINESS

A) TCD Realty, Inc. is seeking site plan approval to construct a new building for auto detailing on property located at 189 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 44, Lot 26, SITE #11-2016.

Bob Stowell with Tritech Engineering Corporation represented the applicant and addressed the Committee. Stated that they are looking to erect a 35x50 square foot building behind the existing garage. Stated that it will be similar in appearance and construction to the existing building. Stated that there are no wetlands. Stated that the new building would go where there is existing pavement so there will be a small reduction of impervious pavement. Stated that the roof will be pitched back and soils are appropriate. Stated that there will be underground electric and phone. Stated that they will tie in to existing water and sewer. Stated that there will be two small lights for safety that will be on a motion sensor.

Metivier stated that there were no building elevations submitted.

Stowell stated that they are still working on those but will have them for the Planning Board meeting. Stated that the existing buildings have metal siding and that they want that with the new building. Stated that it won't be visible from the street and that they may ask for a waiver.

Metivier asked if there will be roof top units.

Stowell replied no.

Metivier confirmed that the heating would be within.

Steve Plante with TCD Realty, Inc. addressed the Committee and stated that there will just be forced hot air.

Metivier asked if all the utilities are coming from the existing building.

Stowell stated that there will be no new work in the right of way and that they are just using what is on site.

Robidas stated that the Planning Board has been known to issue waivers for metal siding when the project is for an addition to an existing building with metal siding but that in this case it is a separate building. Asked that the applicant keep that in mind when going to the Planning Board.

Saunders stated that traditional, New England style architecture must be used.

Plante stated that one of the intents of this building is to dismantle it and move it in the future.

Robidas stated that it could meet some resistance with the Planning Board.

Saunders suggested adding some features to break up the façade.

Hoyle confirmed that the building is for detailing and not a paint booth.

Plante confirmed.

Bobinsky asked about an oil and sand trap.

Plante stated that the trap is to catch sand because there is a lot during winter months.

Bobinsky stated that he will want a maintenance plan for the separator trap.

McGlynn stated that he is not sure where they are tying in and stated that any expanding has to be after the meter.

Stowell stated that they are tying in in the parking lot.

Plante asked if there is only one meter per lot.

McGlynn stated that there is only one meter per lot and that they don't have a listed backflow device either. Asked if they have one because they need to have one.

Plante stated that he will look into it.

Saunders stated that she would like the test pit results. Stated that the Planning Board will want information on the perimeter trees and landscaping, and that she doesn't see anything here.

Plante showed the drainage on the plans and stated that the primary drainage is in the back. Stated that snow will be put there.

Saunders asked if there will be vegetative island.

Plante replied no and stated that there is grass along the roadway.

Stowell stated that they got site plan approval about a year and a half ago so he thinks they are in compliance. Stated that he doesn't want the dealership or the vehicles screened.

Robidas stated that they are dropping a building in the back parking lot and stated that he is not sure what landscaping will do there.

Plante stated that they would have to tear up hot top to put in landscaping.

Saunders suggested submitting a waiver request to show that landscaping has been addressed.

Motion: Metivier moved to forward the site plan application to the Planning Board noting the following items to be addressed:

- A maintenance plan for the oil and grease separator shall be submitted;
- A backflow device shall be installed; and
- Test pit data must be submitted.

Seconded by Hoyle. Motion carried with a 7-0 vote.

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

Saunders passed out a copy of the third party engineer review comments for the Cumberland Farms proposal and asked about comment numbers 37 and 38. Asked if this was talked about at the SRTC meeting.

McGlynn stated that his concern was with the plans not accurately showing existing services.

Saunders asked that he review a suggested condition of approval.

Robidas mentioned that they have to cut into pavement but that there is a moratorium on that road.

McGlynn stated that they talked about only disturbing the pavement once.

Robidas stated that the applicant talked about making contact with the property owner across the street and to work in tandem to minimize cutting into the road.

Saunders stated that there were a lot of comments and asked staff to look them over. Stated that she needs to draft suggested conditions of approval and that one of them is usually that all third party review comments are addressed but there are a lot of comments this time. Stated that she talked with Scott Bourcier and that there are no big red flags but a lot of little things.

Bobinsky stated that he doesn't see any comments relating to Route 108 improvements.

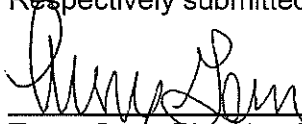
Saunders stated that this review is just in relation to City ordinances.

Motion: Hoyle moved to adjourn the meeting.

Seconded by Robidas. Motion carried with a 7-0 vote.

Meeting adjourned at 11:17 am.

Respectively submitted:

A handwritten signature in black ink, appearing to read 'Tracy Gora', is written over a horizontal line.

Tracy Gora, Planning Secretary
Site Review Technical Committee