

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
APRIL 3, 2019**

MEMBERS PRESENT: Shanna B. Saunders, Chair, Tim McLin, Paul Robidas, Scott McGlynn, Tim Metivier, Dale Smith-Kenyon, Mike Bobinsky
MEMBERS ABSENT: Keith Hoyle
STAFF PRESENT: Kelly Gagne, Deputy City Clerk
OTHERS PRESENT:

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

1) Approval of meeting minutes.

Motion: McGlynn made a motion to approve the minutes of the meeting of March 13, 2019. Seconded by Robidas

2) **OLD BUSINESS**

A) Any old business that may come before the Committee.
None

2) **NEW BUSINESS**

A) Ocean Breeze RV Center is seeking conceptual site plan review for Site Development for RV Sales on property located at 355 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 48, Lot 24A, SITE #03-2019.

Bob Stowell from Tri-Tech Engineering explained that the lot would be a shared entrance with Hilltop Fireworks; they expect to extend the entrance to their 6000 sq. ft. building, not yet built. This business would be a new and used RV sales center. He went over the requested waivers and explained why each one was being requested.

The first waiver being requested is for placement of gravel in lieu of pavement for the travel trailer display area. They would like to make that area feel like a park as much as possible, so gravel would work best.

The second, third and fourth waivers are requesting that less than 5% interior landscape area for the rear display area, less than the required number of shade trees and seeking relief from the parking lot screening requirement. These all speak to the applicant's product being seen which is critical to their business.

The fifth waiver request is in order to achieve a low impact storm water design he proposed placing the drainage infrastructure within ½ of the building setback. They have not reviewed the storm water design as of yet. They would prefer to do this later in the site, they would like to play with the area between the property line and the gravel/paved area.

McGlynn stated that if their plan is going to be tying into an existing line at Hilltop Fireworks that line comes from Enterprise Dr. They would need to make sure that line is equipped to service that whole area. He suggested that there be a 2" service, with appropriate fees, if no sprinkler system is needed.

Bobinsky stated that he can supply him with the sewer line card that was done in 1989. The stub is there, and connection fees will have to be paid as a residential equivalence. Bobinsky asked why the waiver for gravel, versus the pavement. Keith Doty from Ocean Breeze RV spoke and explained the way the RV's are leveled and the impact it would have on the pavement. Bobinsky asked about seeing a landscape design. Stowell went over the design about wanting it to be in a staged looking area. Bobinsky asked about storm drain water, and where swales would be located. He urged them to just be conscious of the maintenance of it.

Saunders asked about granite were curbing. Stowell answered yes they are going to do granite curbing. Saunders stated that the change of use for driveway permit will have to be done through the NH DOT. She would also like a third party review for storm water.

Smith-Kenyon asked how they are going to get equipment around the buildings. Stowell answered that one of the waiver requests is not have islands to allow for ease of movement with the larger RV and Fire Engines. Smith-Kenyon asked how the Fire Department would access the facility with the proposed gate. Stowell stated that a lock box would be the best option.

Robidas asked if he has reviewed or thought of any future designs of the Route 108 corridor to make sure that stuff they are doing now won't be getting torn up in the next 5 years. He also asked if any work performed in the building would require them to have floor drains. Stephanie Doty, of Ocean Breeze RV answered that no chassis work or oil work will be done by us, we contract that out to local businesses in the area.

Metivier stated that based on the concept design the gravel display areas he would not be opposed to. Metivier asked how many RV's would be on display. Stowell stated that is hard to say. There are 6- 38x10 spots for display. The waiver request for no landscaping is so that the RV can be on display.

Saunders stated that a short traffic study as to what your traffic impact is going to be needs to be done.

Metivier asked if there a thought of putting a dumpster on site? Stowell went over the ideas of where it could be.

Saunders had questions that Chief Hoyle had emailed her in his absence. If there is going to be a full propane station, he would request bollards. There was some discussion on what kind of propane tank would be on site. The conclusion was that it is going to be a large propane tank used to fill smaller bottles for the RV's. Metivier stated that would need to be fenced in. Chief Hoyle also requested a fire Hydrant be put on site.

Saunders stated that there is a bike rack requirement, spoke about lighting requirements, and the existing easement for Hilltop Fireworks driveway.

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

None

Motion: Metivier moved to adjourn the meeting.

Seconded by Robidas, Motion carried unanimously.

Meeting adjourned at 11:11 am.

Respectively submitted:

Kelly Gagne, Deputy City Clerk
Site Review Technical Committee