

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
APRIL 10, 2019**

MEMBERS PRESENT: Shanna B. Saunders, Chair, Tim McLin, Paul Robidas, Scott McGlynn, Keith Hoyle, Tim Metivier, Dale Smith-Kenyon, Mike Bobinsky

MEMBERS ABSENT:

STAFF PRESENT: Kelly Gagne, Deputy City Clerk

OTHERS PRESENT:

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

- 1) Approval of meeting minutes.

Motion: Metivier made a motion to table the minutes from the April 3, 2019 meeting, seconded by Bobinsky.

2) OLD BUSINESS

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

3) NEW BUSINESS

- A) 100 Tri City Road LLC is seeking site plan approval to reuse the existing structure and convert it into 20 condominium units for business use of various sizes ranging from 1,674 SF to 6,770 SF on property located at 100 Tri City Road, in the Business (B) District, Assessor's Map 39, Lot 01, SITE #004-2019.

Chris Rice from TFMoran Inc. explained the existing building and site changes that are being requested. He spoke of the building's exterior in detail. He updated that the City sewer and water is hooked up currently, that they had it video scoped and all looks well, just needs to be cleaned. They are planning on making these rental spaces for trades and storage space, not condos as previously indicated. He then went over each of his waiver requests.

Waiver #1: Identification of species of existing trees with greater than a 12" caliper. This waiver is being requested because of the number of trees greater than 12" adjacent to the wetland and the limited work proposed in that area.

Waiver #2: Access points shall not be located closer than 75 feet from intersecting streets. This waiver is being requested because the driveway along Tri City Rd is within 75 feet of the access road that leads to Tara Meadow apartments. The driveway is an existing entrance and not going to be changed.

Waiver #3: No structure shall be located closer than 100 feet to the property line. This waiver is being requested because the existing building encroaches into the

100-foot buffer yard and the existing paved area encroaches into the 50-foot landscape buffer yard.

Waiver #4: Off street parking requirements of parking ratio of 1 space / 250 sf. This waiver is being requested because the proposed development is not the standard office use and approximately 10 visits per day.

Waiver #5: Vehicular circulation and parking. This waiver is being requested because internal parking lot landscaping may be waived in truck parking areas provided they are screened with perimeter plantings.

Waiver #6: Low impact development storm water regulations. This waiver is being requested because the site is a redevelopment and repurposes existing pavement and building for rentable offices and professional services space.

McGlynn commented that if not already equipped, the water service will need an RPZ backflow or other approved high hazard testable device. This device will be tested twice annually as part of the City's Cross Connection Control Program. Due to the change of use the owner will have to apply for water and sewer service at the City's Water and Sewer Billing Office.

Bobinsky stated the applicant had several waiver requests and has no objections to Waiver Request #1, #2, #3, #4, #5, but does not support Waiver #6 dealing with the low impact development storm water regulations. Instead, he is requesting a 3rd party engineer review of the proposed storm water pretreatment plans and BMP's and to verify how the site modifications will be an improvement to the existing storm water management system. Applicant's storm water Management Report Dated April 3, 2019 to be reviewed as part of the recommended 3rd party review. The applicant conducted a site sewer lateral inspections and cleaning to ensure function. Reports from Eastern Pipe Service are part of the applicant's submission and seem acceptable. He would recommend a 3rd party review for the traffic impacts from the proposed development. Review to include the findings and recommendations from the Stephen G. Pernaw & Co. Traffic Study for the proposed project, dated April 2, 2019. Applicant proposes to rely on the future intersection improvements at Tri City Road and High Street and indicates those treatments, (new dedicated right turn lane onto High St, etc) will be adequate for the proposed use yet it is not clear or known if any of the future tenants in the proposed reuse building will be a significant or higher trip generator than proposed. He asked the applicant to describe the location and color treatment of the new siding treatment and how they propose to address the flaking paint on the brick facades.

Saunders commented that per site plan regulations unclad masonry block or siding, the Planning Board will review and request some changes.

Robidas feels that this is an existing building so there shouldn't be any issues, from the Planning Board.

Hoyle thanked them for the secondary access to the rear of the building. He would just remind him that whatever you have for tenants to make sure they are in the same hazmat class as the building is originally designed for.

Saunders stated that the sprinkler system hasn't been tested as of yet and will need to be done.

Metivier stated that septic vents are still exposed so he would like some research done to see where the abandoned septic system is and if found that system would need to be removed and remediated. Re is a waiver on parking requirements from 227 down to 47, yet no connection to the possible indoor garage bay parking accounted for on the plan. He suggested that those spots also be accounted for. The bike rack is not called out on the plan and is required to be installed. Natural gas distribution location is not significantly identified, nor bollard protected given the proposed increase in circular traffic past this location. Exterior EBUs will need to be located above all exterior personnel doors. If access is shown from the north east corner of the property onto the private road belonging to Flatley Corp, he stressed what assurances are there that they agree to have such access without a deeded easement. No vehicle washing is proposed and without special improvements that activity would be restricted. The fixtures are said to be relocated and reused, but no matter they will all need to be down lit and shielded and currently they are not. The current parking proposal is based on the proposed targeted tenants, if those targeted tenants don't materialize and tenant choice changes, and with a certificate of occupancy (CO) being required for each tenant, there is the potential of a CO denial if they don't meet the target tenant and the property owner's self-proposed restrictions because of the parking shortage may not accommodate a tenant outside of their current desired tenant model.

Robidas asked if anything was being done with the fencing around the property, the fencing that is currently there is in rough shape. As far as the HVAC roof units what are your plans? There are existing units on the roof some will stay and some will go. Robidas stated that the Planning Board will want to hide the HVAC units on the roof. In this instance the Staples building comes to mind, where they were required to hide the site of the HVAC units.

There was a robust discussion on dumpster requirements, and ideas that could help with shielding it, including dumpster placement and truck access.

Smith-Kenyon stated that she is happy with removal of the pavement in the back to allow for drainage.

Saunders stated that granite curbing is a requirement and didn't recall seeing it on the plans. Regarding the new driveway, they will need easements in place before that is allowed from that property owner. She noticed a minimal amount of snow storage and sees that as a concern. Chris will highlight some more areas for snow storage on the next plan.

Saunders spoke of Barclay Square and that there is not any outside storage allowed, yet they do. She noted that to keep this in mind for your site as well. She also noted that signage is allowed, but only 2 signs per lot, which will be a concern with multiple businesses going into this 1 building.

Robidas likes the look of the building and the reuse of it.

Saunders stated that they will come back to the May SRTC meeting with the suggestions and requirements spoken about.

- B) Goodwin Community Health is seeking a site plan approval to add a 2,000 square foot, one story addition on the south side of the existing building and a 460 square foot addition to the existing second floor of the building, on property located at 311 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 48 Lot 24E SITE #005-2019

Robert Doyle explained that the project is for an addition for the existing building. They have already been approved for 2 additions this proposal is for a third. They are looking for a south addition to equip an urgent care area, along with a second floor over the check-in atrium area for administrative offices. No new utilities needed as they will be fed from existing building utilities. He went over the building changes and what the uses will be for. Exterior materials will match the existing building.

Scott from Norway plains explained the storm drain site concerns from the new addition. We had to reevaluate the facility for storm water drainage. The state is requiring reapplying for the AOT due to more work being done within 10 years. The other additions are adding a walkway for foot traffic, parking in the rear that a retaining wall will be built. Existing sewer service would run underneath and reverted to another pipe to the City sewer. NHDOT expansion of use and could increase traffic.

McGlynn stated that any new backflow device that may be installed needs to be reported to the Water and Sewer Billing Office. The device(s) will be tested twice annually as part of the City's Cross Connection Control Program. Due to the change of use the owner will have to apply for water and sewer service at the City's Water and Sewer Billing Office.

Bobinsky stated that he has no additional comments. But acknowledged that the applicant received prior approval for two other facility additions and that a further addition is needed to meet current and projected needs. Past approvals require the applicant to make a contribution toward extending their existing sidewalk along the front of their property or toward a future crosswalk near their property.

Metivier asked to define what space the play area serves and its purpose. They explained it is for when parenting classes are held and they bring their children. He confirmed that the additions will not impede or mandate extra egress components. He confirmed that existing roof top units and conditioning equipment can handle the addition demand shown. Show any additional directory signage and their locations.

Saunders stated that the granite curb proposed on the new parking, will be reusing the old curbing and replacing it.

They are scheduled for the May 15th Planning Board meeting.

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

None

Motion: Metivier moved to adjourn the meeting.

Seconded by Hoyle, Motion carried unanimously.

Meeting adjourned at 12:06 pm.

Respectively submitted:

Kelly Gagne, Deputy City Clerk
Site Review Technical Committee