

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
June 12, 2019

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

MEMBERS ABSENT: Tim McLinn

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:33 am.

- 1) Approval of the minutes: Saunders stated the minutes will be available at the next meeting for review.
- 2) **OLD BUSINESS**
 - A) Any old business that may come before the Committee.
 - a. No old business discussed.
- 3) **NEW BUSINESS**

- A) **TTAD Real Estate, LLC is seeking site plan and conditional use approval, with waivers to construct a 6,000 SF building for the purpose of Sales and Services of new and used Motor Homes and Travel Trailers on property located at 355 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 48 Lot 24A, SITE#10-2019 and CUP#03-2019:**

Applicant Statement: Bob Stowell of Tri Tech Engineering representing the applicant presented the project. Applicants were also in attendance for any questions. Stowell stated this project went through conceptual review in April of this year.

He explained the proposal to the board. Plan shows the following information: proposed lighting, dumpster location, and the location of the propane tank filling station for customers. He stated they are providing more parking in front of the building. He noted that many of the customers will come in with a car and trailer and they will provide parking for that.

Stowell explained the building on the lot. The building is 6,000 sq. ft. The front of the building will be used for office administration. The service area will be contained within a 60x 60 area in the back of the building. He described to the board the design of the building. The front has been re-designed to have a more New England style. The building will have metal siding with a dark roof.

Stowell stated they are using the same curb cut off Rte 108 that is utilized by Hilltop Fireworks. The original driveway permit was approved with a hold for this building. DOT has requested a statement from the applicant that compares the traffic counts from the original driveway permit with the traffic count adding this project. He stated the permit is in the works with District 6.

Stowell went over the utilities for the project. He stated that the water line will come from the south and there is an existing easement from the Hilltop Fireworks development. He stated there is a 2" service and that this building will not require sprinklers. Stowell stated they anticipate the need to add a transformer and are working through the details with Eversource.

Stowell stated Sheet SP-4 shows the proposed drainage. He stated this project requires site specific approval. They do anticipate a third-party review of the drainage. He explained that the back portion of the lot drops off and will require fill in the area to be able to use it.

Stowell stated the lighting plan has been designed with Sharon Electric. There will be pole mounted lights and built-ins. He noted that the lighting specs did not make it into the packet and will provide that information.

Stowell noted that the landscape plan needs further development. They are asking for a waiver for the shade trees. He stated they have shown some shade trees but want to research appropriate trees for the use with the landscape architect.

Stowell stated that the traffic study is short-form and expects it to generate low traffic impact on a daily basis.

Water Department: McGlynn stated that Sheet SP-3 shows Hilltop Fireworks claiming ownership of the water line. Stowell replied that they are attempting to meet and work out the details with Hilltop. McGlynn requested that once resolved the applicant provide something in writing from Hilltop. He also reminded the applicant of the water and sewer connection application process, with fee.

Public Works Department: Bobinsky discussed the sewer connection with the applicant. Stowell stated he has found plans that show the original tie in location. Bobinsky questioned if they would need to do excavation in the State's right of way. Stowell stated it looks like the tie-in is right at the property line, expects to still need at least a minor permit.

Bobinsky noted that there will be a sewer connection fee.

Bobinsky questioned if they will be putting up any turning signage for traffic and noted the future changes that are being developed for Route 108. Stowell stated that there was previous work done for offsite roadway improvements that included more paving for turning. He stated the traffic study memo will be shared with the State.

Bobinsky questioned if drainage should go for third party review. Saunders agreed that drainage should be further reviewed, but that it was not necessary for the traffic study. Saunders stated the catch basins worry her in the gravel. Stowell agreed.

Bobinsky questioned what the landscape plan would entail. Stowell stated a complete plan is coming. Saunders asked for the detention areas to be noted in the landscape plan and allow for the plantings. Stowell pointed out dry and wet mix plantings referenced.

Bobinsky stated Route 108 is going through the design phase for the Complete Streets Project and would like to make note of that. Saunders noted sidewalks are required and it may be a payment in lieu requirement. Stowell stated there is 66' of right of way and 40' of pavement currently.

Fire Department: Hoyle asked for further explanation of the driveway expansion. Stowell stated they will be using the existing driveway and extending it to the back of their lot. Hoyle questioned where the fire hydrant was in relation to that expansion. Stowell stated it is located on the existing part of the driveway currently. Hoyle stated the fire hydrant will need to be turned 180 degrees.

Building Inspector: Metivier stated that the trailer display will be defined by the slope in the property. Stowell agreed.

Metivier questioned if they will provide onsite sewer disposal for camper pumping. Keith Doty of Ocean Breeze RV stated they were thinking of doing that but unsure how it will be tied in currently. Metivier stated it is a common accessory use to the business, but does increase their use in regards to City water and sewer. Bobinsky stated he was unsure how it would increase for the use. Saunders stated they could look to add it in for consideration during the sewer connection permit. Doty added that it would not be a constant use, would only happen when working on a unit that required dumping of the tank. Doty stated they would need to have the ability to do it though. McGlynn stated it could be reviewed with the wastewater department. Metivier noted he did not think it would overwhelm the system but would be more than a toilet being flushed. Doty stated it would likely happen 2 to 3 times a month. Robidas stated he did not want to see the applicant overcharged for the use. Saunders stated it might add a bedroom in terms of flow for the permit.

Metivier stated his concerns from the conceptual review have also been addressed.

Planning Board Rep: Robidas stated he liked the proposed changes.

City Planner: Saunders stated she appreciates the architectural and thinks Planning Board will also appreciate it.

She stated the amount parking seemed low and requested that some RV parking be called out on the plans. Stowell stated that he views that all parking spots are RV parking spots. Saunders advised the applicant show more RV spots on the plan.

Saunders stated that the Planning Board has seen the requested waivers during the conceptual review. She noted the board will also want to discuss screening and to see a complete landscape plan. She stated the lighting plan also needs to be submitted.

Saunders questioned how the gates will be secured and how will Police and Fire have access. Stowell stated there will be Knox Box access. Metivier questioned if Opticom (like at GE) would be an option for the gates. Hoyle stated that it was not the best choice and advised using the Knox Box.

Saunders noted that the snow storage location is in close proximity (if not in) the wetland buffer. She requested that they review snow storage and try to find a place not as close. Stowell stated there will be limited snow removal but would review other alternatives.

Saunders advised the applicant to submit a plan that shows the offsite improvements that have already been done.

Saunders stated if the landscape, lighting, and offsite improvement plans can be completed and submitted by June 26 the application can be scheduled for the July 17th meeting.

- B) **Somedowntown LLC, is seeking site plan approval to add a second floor and convert the existing building into a mixed use structure with 3 residential apartments on the property located at 8 Government Way, in the Business (B) District, Assessor's Map 11 Lot 209 SITE#09-2019:**

Applicant Statement: Ryan Greenhalgh from Groen Construction attended the meeting to represent David Baker of Sometown LLC.

Greenhalgh stated the proposal is to renovate the existing structure to add a second floor. The second floor will have 3 apartments and the first floor will be retail or office. He stated they were not looking to have a restaurant on the first floor since it would not work well for the building.

Greenhalgh stated the property comes with some challenges. He stated the parking lot has a slope and the lot is all concrete and pavement. He stated the plan is to have three parking spots for the apartments, a trash location and green space. He stated the dumpster has been a difficult item for them and they are looking into alternatives. He noted they may use smaller trash cans and not a full dumpster. Greenhalgh stated the goal is to have 60% green space in front of the building. He stated they plan to keep the existing façade of the building and there would be a new door for second floor access. He stated they will have a flat roof. He stated they will use small suitcase condensers. He provided an 11x17 copy of 500' radius map around the property that shows plenty of street parking.

Water Department: McGlynn questioned if the applicant intends to upgrade water and sewer. Greenhalgh stated he is unsure what exists and is hoping to flush out during building permit application process. He stated they do anticipate updating the water service. Saunders stated it would have to be done prior to the building permit process, here at the Site Plan stage. McGlynn questioned the apartment units. Greenhalgh stated the plan is for one 1-bedroom and two 2-bedrooms.

McGlynn stated if the applicant decides to use the existing lines, they will still need to apply for new service. He stated an upgrade also requires new service.

Department of Public Works: Bobinsky stated he did not see any plans for onsite drainage. Greenhalgh replied they have not addressed that yet. He stated the lot is currently all pavement and the goal is to reduce the impervious surface and add more permeable surfaces. Bobinsky questioned what the green space will entail. Greenhalgh stated some of the area will remain asphalt with a greater bulk area being lawn or plantings. He stated they intend to also add pavers to the property.

Bobinsky stated he likes the idea of the dumpster alternative.

Bobinsky stated the City is looking at different parking requirements for the downtown area. He questioned how that would apply to this project and property. Saunders stated at the request of the Council's Economic Development Sub-Committee the Planning Board is reviewing an overlay district. This overlay would make the downtown areas exempt from parking requirements. She stated this property would be a recipient of the proposed change. Saunders requested the applicant submit an alternate parking plan with explanation for the chance the overlay district does not pass through Planning Board and City Council.

Saunders suggested the applicant incorporate tree box filters for drainage. Bobinsky agreed this was a good option and noted there is more maintenance with this option. Saunders noted that the new liquor store has some of these filters if the applicant wishes to see them in person.

Fire Department: Hoyle stated that with the addition of the 3 residential units the property will be required to install sprinklers. Greenhalgh questioned if providing a barrier and being only 3 units would make sprinklers not required. Hoyle stated they are still required, anything greater than 2 residential units requires sprinklers.

Discussion if John Parson's was under a moratorium. The committee stated that should be confirmed if there was in effect.

Saunders stated the applicant will need to provide a plan that shows the sprinkler system. A utilities plan is also required. She noted that the plan should show the separate service off the main and a trench permit may be required depending on the access to the main. A full separate tap is required.

Building Inspector: Metivier stated that the design does not incorporate any New England style which is a site plan requirement. Saunders replied that many of the buildings downtown have flat roofs and thinks it fits in with the mill style. Robidas stated he was unsure that would get through the Planning Board. Metivier stated the surrounding buildings have pitched roofs. Greenhalgh asked if a mansard style in brown would satisfy the needs. Metivier provided examples of other developments that had roof lines that would meet the requirements.

Metivier stated the bicycle rack location needs to be added to the plans or a waiver needs to be requested. He also noted that the natural gas meters location need to be called out on the plan. Greenhalgh stated the supply is existing and potentially may not utilize the natural gas. Greenhalgh stated the apartments will be heated by electric heat.

Saunders stated to clarify utilities plan need to show gas location or indicate deletion.

Metivier agreed a dumpster does not work for this site and streets and highways ordinance spells out another process to avoid even bins.

Planning Board Rep: Robidas acknowledged the pitch of the property. He stated that snow storage needs to be addressed.

City Planner: Saunders questioned if the parking lot is repaved if they would need driveway permit. Bobinsky said yes, if connecting to Government Way apron but if does not affect City Right of way does not. Greenhalgh stated the intention is to delete one of the entrances and have only one access point. Bobinsky stated he appreciated that effort.

Greenhalgh stated the owner's intent is to better the community. He stated that they are looking to improve upon the existing conditions.

Bobinsky asked if the entire building could be residential. Saunders stated that the Ordinance does not allow that and that the first floor is required to be commercial.

Saunders stated a landscape plan and lighting detail needs to be provided. She stated information on the construction stockpile areas is required as well. She noted that if those will be in the City's right of way a sidewalk obstruction permit is required.

Saunders noted a memo of the committees comments will be provided to the applicant. Stated there a several pieces required to move the application forward. She stated if the applicant can meet the July 31st submittal deadline it would put them on track for the August 21st meeting.

Metivier asked about details about deleting an entrance. Bobinsky thinks they can take care of that in a single permit. Greenhalgh explained the parking design to the committee.

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Robidas stated he appreciates the work of the developer and looks forward to seeing more of it.

Metivier questioned if the sidewalk would need to be retained. Saunders replied yes, the sidewalk would be required to be retained.

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

Motion: Metivier moved to adjourn the meeting. Hoyle seconds. Motion carried at 11:36

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee