

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
JULY 6, 2016**

**MEMBERS PRESENT:** Keith Hoyle, Mike Bobinsky, Scott McGlynn, Tim McLin and Tim Metivier.

**MEMBERS ABSENT:** Shanna Saunders and Paul Robidas.

**STAFF PRESENT:** Tracy Gora, Planning Secretary.

The meeting was called to order at 10:30 am.

**1) Approval of the minutes of the meeting of June 1, 2016.**

**Motion:** Metivier moved to accept the minutes of the meeting of June 1, 2016.

Seconded by McGlynn. Motion carried with a 3-0-1 vote with Hoyle abstained and Bobinsky not yet in attendance.

**2) OLD BUSINESS**

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

**3) NEW BUSINESS**

A) 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.

**Sara Nadeau** with Trio Investments addressed the Committee and stated that they received a variance for this use from the ZBA and that this is the next step. Stated that they would use the property in its existing state as a function hall for weddings, meetings, girl/boy scouts, etc., with events ending by 10:00 pm. Stated that the largest event would be a wedding with the maximum number of people at 120. Stated that they would like more input from the Committee on what they are looking for and would like to see. Stated that there will be no changes to the exterior of the building and that there will just be interior upgrades. Stated that the intent is for input to see what is needed to make a decision. Stated that there are no proposed changes to the building and that parking will be off-site as there are only eight spaces on the property. Stated that there will be municipal street parking and they will offer a shuttle for people to get to the facility.

McGlynn stated that a water connection survey will need to be done and that one is currently past due. Stated that there may or may not be water connection fees associated with this use.

McLin stated that a daycare is mentioned in the application.

Nadeau stated that a daycare is a possibility but that they are not going forward with that now. Stated that the lower level of the building has open space where the daycare could be. Stated that they would have to get licensing etc. from the State for that. Stated that parking needs for the daycare are just for drop offs and pickups and not long term parking.

McLin confirmed that they will need to get proper licensing.

Nadeau stated that this was a church use before they bought it.

McLin mentioned getting a liquor license from the State.

Metivier stated that the packets that the Committee members received didn't have a site plan or plot plan. Stated that he needs to see egresses from the building and the bike rack and dumpster location. Stated that handicap access and parking isn't shown.

**Christine Watts** with Trio Investments addressed the Committee and stated that her husband was in City Hall when a computer program was down. Stated that Director Saunders told him that she would supply the plans but didn't.

Metivier stated that the City would have only supplied an overhead plan showing the property location and wouldn't have the dumpster location etc. Stated that the applicant needs to supply that information but he didn't have anything to review for today. Stated that eight parking spaces were mentioned and that the rest of the parking would have to be off site but that they may need a waiver from the Planning Board for that. Stated that no one has mentioned a bike rack and if they don't want to have one they need to request a waiver. Stated that the dumpster location is critical because it needs to be on a slab and have it screened. Stated that they may need a waiver if trash will be off site. Stated that waiver requests have to go before the Planning Board.

Nadeau asked if there is a waiver request form.

Metivier stated that it is just a written request. Asked if this is sprinklered.

Nadeau replied yes.

Watts stated that if people are sitting at tables then they can get up to 120 people but they can have more for conference seating.

Metivier stated that capacity depends on the event and that there are formulas used to figure that out.

Nadeau stated that they don't need capacity numbers until after the use is approved.

Metivier stated that they need it for parking calculations.

Bobinsky stated that the Zoning Board approved the use and that the applicant indicated that there will be no change to utilities and asked if there has been discussion on the increases traffic.

Nadeau stated that the former use had the same capacity and that the only difference is the number of event.

Bobinsky stated that he wants to look at actual water and sewer connection fees.

Watts stated that they have an idea about a lot of this stuff and that they won't go around it. Stated that her husband is a master electrician and they want to use the best technology in the building. Stated that they own and operate a large business in Madbury and collectively have a lot of experience. Stated that they have gone through processes like these before.

Metivier stated that the applicant stated that the former church use used the property two days a week and Sunday but it is now intended for everyday use. Stated that the increased use may affect utility usage.

Watt stated that they did have the daycare use everyday.

Hoyle stated that the application is incomplete and that this can't be forwarded to the Planning Board like this. Stated that they need to look at the regulations item by item. Stated that they will need a plan and the City can't provide that. Stated that regarding vegetation, the front of the property needs a lot of work. Suggested that the applicant meet with Director Saunders because they cannot send this to the Planning Board. Stated that they need to come back to the SRTC in the next month. Explained that everything needs to be shown on the plans.

Metivier stated that landscaping will need to be shown on the plans.

McLin stated that parking will be a major discussion.

Motion: Metivier moved that the site plan application of Trio Investments be **TABLED** until the August 3, 2016 SRTC meeting.

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

Nadeau stated that now they know the expectations and level of review so they can get started.

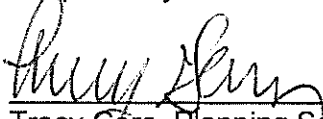
B) Any other new business that may come before the Committee.

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

Seconded by Metivier. Motion carried unanimously.

Meeting adjourned at 11:00 am.

Respectively submitted:



Tracy Gora, Planning Secretary  
Site Review Technical Committee