

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
January 2, 2020

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

MEMBERS ABSENT: Keith Hoyle

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:31 am.

1) Approval of the minutes:

Robidas MOTIONED to accept the December 11, 2019 minutes.

Metivier SECONDED the motion.

The MOTION CARRIES by a 5-0-1 vote. (Bobinsky was not present for minutes vote)

2) OLD BUSINESS

- A) Any old business that may come before the Committee.
No old business discussed.

3) NEW BUSINESS

- A) **Reddy Info Sys Inc., is seeking site plan approval to add two (2) residential units in the basement of a mixed use building on a property located at 66-70 High Street, in the Business with Historic Overlay (BH) District, Assessor's Map 11 Lot 215, SITE#18-2019**

Applicant Statement: **Art Guadano** of AG Architects attended the meeting to represent the application.

Guadano stated the request is to add two (2) residential units to the basement level of an existing building. He stated on the street level there is commercial and then 4 existing apartments upstairs. He stated there had previously been unapproved residential use at the basement level and they are now seeking to have that approved. He stated that plans were provided to show the layout of the units.

Saunders stated because there are buildings on each side, there are no windows in one of the units. She stated the units will have to have sprinklers installed.

Guadano stated the sprinklers will be in the basement and the sub-basement. He stated additionally there will be 2 hour wall separation.

Saunders stated because this is an addition to a multi-family dwelling it will be going to the Planning Board for approval.

McLin stated because of the history of this building, he wants to ensure the units stay unoccupied until the final approval.

There was a brief discussion on the ownership of the parking lot. The parking lot is part of this property.

McGlynn stated the change of use will require the applicant to re-apply for the water/sewer connection permit. He stated the fire service/sprinkler system must be connected by a separate line to the main from the building. He stated that will also require a new service application.

There was a brief discussion on the pavement moratorium. Bobinsky stated he would confirm the moratorium dates.

McGlynn stated the Water Division will require access to the backflow located just after the meter if approved. He stated they need to ensure the backflow is in their system.

Saunders clarified the applicant will need to fill out two separate applications. McGlynn stated yes, for the change of use and the sprinkler system.

Bobinsky asked how the new units would be accessed. Guadano stated the access is at the back of the building from the parking lot. He stated there would not be access from High Street.

Bobinsky asked for information on how the applicant is proposing to deal with trash and recycling. He asked if they will be using trash pickup or a dumpster.

Guadano stated he did not think there was a dumpster on site. He stated he expected they would be utilizing trash pickup via High Street.

Saunders stated since there is not access to High Street the trash would likely need to be at the end of the driveway on Constitutional Ave. She asked if there is a cut off for multifamily buildings over a certain amount of units.

Bobinsky stated he would look at the ordinance to verify the cut off number for trash pickup.

Metivier stated the fire separation is a requirement of the NFPA. He stated that Building Code also requires any building over a 2 family to have sprinklers. He asked for more information on having sprinklers in only the new units.

Guadano stated there are sections of the building code that allow, with the appropriate fire separation that only the work area is required to be sprinklered. He stated the entire building is not going to be sprinklered, just the two new residential units.

Saunders asked if the applicant will need a waiver. Metivier stated there is a third party letter from a Fire Protection Engineer that states the proposal will meet both NFPA and Building Code. He stated the letter confirms the sprinklers of the lower floor are code compliant as long as they are accompanied by the required separation.

Metivier stated at this time he did not have much to comment on. He stated there will be some egress and ingress modification that will require Historic District Commission approval. He stated all and any exterior work will require HDC approval.

Saunders clarified if there is one new door or two. Guadano stated one door and two windows. He stated the current existing windows have been boarded up.

Saunders stated the applicant will need to receive Planning Board approval, then HDC and final would be the building permit.

Robidas stated he had no comment.

Saunders asked if there is new exterior lighting proposed. Guadano stated no. Saunders asked if there is existing lighting in the parking lot. Guadano stated none that he was aware of. Saunders suggested the applicant consider some lighting and keep in mind it must be down-lit and shielded.

Bobinsky stated they have confirmed that the pavement moratorium on High Street is in effect until November 30, 2020. Guadano inquired about any leeway in the dates. Bobinsky explained the process an applicant can seek for a waiver to the moratorium.

Saunders stated this is slated to move forward to Planning Board in January.

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

SNTG LLC – Green Collar Laundry

Saunders passed out to the board a copy of the newly submitted SNTG plans for the laundry mat and office space. She informed the board that the Planning Board had recently denied the acceptance of the previous application. She stated the applicant has re-submitted and addressed comments brought up from the third party review report. She noted the traffic flow changes and parking lot amendments. She stated the applicant is proposing to have a non-potable well and to truck snow off-site. Saunders stated the sidewalk has been installed on Tri City Road by the Flatley Company. She stated this revised application will be before the Planning Board this month for acceptance.

Bobinsky inquired if there is more information on the non-potable well. Saunders brought the board up to speed on the information provided by the third party review. McGlynn noted they would be high hazard use so water quality would be tested bi-yearly.

Tri-City Road Sidewalks

Bobinsky stated the newly installed sidewalk on Tri City Road is not yet a City accepted sidewalk. He stated since it has not been accepted and approved by the City Council the City is not maintaining that sidewalk currently.

Liquor Store Parking Lot

Metivier stated he has experienced traffic flow issues at the new Liquor Store. He stated there is a lot of traffic that traverses over the dirt portion of the Willand Pond Park access and in result is causing the pavement to deteriorate. He stated there is also significant rutting on the dirt portion.

Bobinsky stated he has been in contact with the developer to seek a resolution to the issue.

Robidas stated he has observed the issues of traffic and road degradation as well.

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Metivier asked if it is within the time frame if they can ask them to pave that part of the road.

Saunders explained the complications of the roadway being owned by Dover, with a drainage easement on the abutting parcel and that in result it will require a 4 party agreement to take place in order to pave.

Bobinsky stated he will be continuing to seek a resolution to the roadway issue with the developer.

MOTION: Robidas MOTION to ADJOURN at 11:02 am.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 6-0 vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee