

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
JUNE 1, 2016**

MEMBERS PRESENT: Shanna B. Saunders, Mike Bobinsky, Scott McGlynn, Paul Robidas and Tim Metivier.
MEMBERS ABSENT: Tim McLin and Keith Hoyle.
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 May 4, 2016.

Motion: Metivier moved to accept the minutes of the meeting of May 4, 2016.

Seconded by McGlynn. Motion carried with a 3-0-1 vote with Robidas abstained.

2) OLD BUSINESS

A) Any old business that may come before the Committee.

None.

3) NEW BUSINESS

A) Reagan Estates Manufactured Housing Park, LLC is seeking site plan approval to reconfigure the property located at 44 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 63, Lot 01, SITE #07-2016.

Don Routhier with Reagan Estates MHP addressed the Board and stated that the use is nonconforming and has 32 mobile homes, a store and a house on it and has been like this since the 1950s. Stated that many of the homes and the infrastructure are from the same timeframe so he is trying to clean it up and modernize it. Stated that he put in a new water service and is in the process of putting in a new septic system. Stated that he is upgrading the electrical and Comcast services and it will be like a new park but he is not looking to expand. Stated that currently there is a large pavement section and although used for parking and a road, it has no proper function. Stated that there are nine mobile homes along the front of the property and he wants to make it more appealing. Stated that he would like more space between the homes so there will only be six homes in the front moving forward and showed on the plans. Stated that there will be no new parking and will cut pavement out, keeping enough for parking. Stated that there will be a change in parking in the rear at Wolfe's Lane. Stated that there will be individual parking for each home there. Stated that he would like to pave the existing dirt road and that runoff is designed to flow in one direction.

Metivier stated that this site doesn't have any new construction; just new concrete pads so he doesn't have comments on the application. Stated that Officer Tim McLin called him and said there are no Police Department comments either.

Robidas thanked Routhier for cleaning up the site and stated that it is already looking better.

Routhier stated that he has already gotten a variance and now he wants to upgrade the park with modern homes.

Saunders stated that the nonconformance is no longer an issue because of the variance.

Routhier stated that all homes will have slabs and that the septic will be state of the art.

McGlynn stated that he will need to upgrade the size of the water pipe coming from the road. Stated that there is a two inch line in the park.

Bobinsky stated that he appreciates the plan and the improvements and asked if the homes are being replaced.

Routhier stated that only three homes are being relocated and that is for aesthetics. Stated that this is a rental property and that he needs to keep people in there. Stated that the intent is to bring in new homes. Stated that he will install the concrete pads as the homes are being replaced.

Bobinsky asked Routhier to explain the drainage swale and maintenance.

Routhier stated that the runoff will be gravity fed to the back. Stated that he has the best soils for this. Stated that there will be a gravity fed swale with a retention pond and it has been designed. Stated that it will be inspected and maintained.

Metivier asked about the percentage of change in impervious surface.

Routhier stated that he is paving the road but removing half of the existing paved circle. Stated that it will probably result in a total of a little more pavement but not much more.

Saunders stated that she would like to know what the coverage is.

Routhier stated that he hopes this qualifies as a minor site plan application.

Saunders stated that the plans that were submitted to the Committee are busy and hard to distinguish the different lines. Stated that she would like the plans cleared up and to see where the edge of pavement will be. Stated that it is hard to understand the plans and would like them cleared up. Stated that the applicant mentioned doing some landscaping.

Routhier stated that he is taking down the large pines but there are already a lot of hardwood trees on the property. Stated that he is concerned because trees have roots that can cause problems. Stated that he can put in a couple plantings.

Saunders asked about the traffic island off of Route 108 and if landscaping can be put there.

Routhier replied yes.

Saunders stated that parking spaces have to be 9'x18' in size and asked about street lighting.

Routhier stated that there will be nothing new.

Saunders stated that she would like to get the Fire Department's comments on the proposal. Stated that it looks like the pavement will only be 15 feet wide at its narrowest point.

Routhier stated that it is at least 18 for the whole length and that it will be two-way traffic.

Saunders stated that she wants the Fire Department to look at it for maneuverability. Stated that this seems to be a minor site plan that the Committee can take jurisdiction over. Stated that a public hearing will be posted for the next meeting. Asked how the Committee feels about this being a minor site plan.

Metivier stated that he is concerned with screening or fencing.

Routhier stated that screening is not required but he will do it on his own anyway. Stated that some of the abutters are located in Dover. Stated that there is an existing fence and that he will create a berm about 10 feet high.

Saunders stated that she would like to post the public hearing for the July 6 meeting.

General agreement from the Committee.

Routhier stated that he is looking for more building permits before then.

Saunders stated that she is alright with the temporary move of some homes.

Robidas stated that he doesn't want to complicate this but asked if the Planning Board will want to see this.

Saunders read from the Site Plan Review Regulations and stated that there are criteria in the regulations for what a minor application is. Stated that there is no expansion and no waiver requests. Stated that this seems fairly minor.

- B) The Tin Shed, LLC is seeking site plan approval to construct a new mini-storage facility on property located on Willand Drive, in the Commercial Industrial (CI) District, Assessor's Map 43, Lot 1L, SITE #08-2016. Two waivers are being requested.

Bob Stowell with Trittech Engineering Corporation represented the applicant and addressed the Committee. Stated that owner Mark Philips is here with him today. Stated that they went before the Zoning Board last year because the property is in the CI District and mini storage is not allowed there. Stated that due to the configuration of the lot, mini storage would work here. Stated that this proposal mirrors what was presented to the Zoning Board. Stated that this property is at the end of Lilac Lane and is over eight acres in size. Stated that the major abutter to this property is Sherwood Glen

MHP. Stated they are working with the layout of the land and they have a narrow access and there will be an office area. Stated that utilities will be extended to the mail office and there is a little parking area. Stated that it will be the standard mini storage layout and they will provide normal maneuvering for vehicles. Stated that there will be outdoor storage in the back. Stated that there are no pole mounted lights proposed and that they will all be building-mounted. Stated that there won't be a lot of utility work because the utilities are just being brought to the office. Stated that the project will need an Alteration of Terrain (AoT) Permit from the State. Stated that they are requesting a few waivers and one is from the bufferyard requirement. Stated that their largest abutter is Sherwood Glen MHP and that there is a PSNH easement that is a natural screen between them. Stated that the proposal requires a Class A bufferyard but they are proposing it as a Class B bufferyard because Class A is too restrictive. Passed out pictures of the easement area and stated that the pictures show it is unmaintained land. Stated that he feels the bufferyard waiver is consistent for this area. Stated that they are requesting a waiver from landscaping requirements. Stated that their submittal doesn't show any landscaping but that isn't the intent. Stated that they want to know from the Committee what will be appropriate landscaping. Stated that strict adherence to the regulations is not appropriate here but that he wants to work with staff for what is best. Stated that he wants a plan that is suitable for the site.

Bobinsky asked more about the landscaping waiver request and what input they want from the Committee.

Stowell stated that he feels that strict adherence to the landscaping regulations isn't appropriate for this site. Stated that some of the area abuts roads and a storage area and adding trees isn't the right way to go.

Saunders stated that there are trees in the PSNH easement.

Stowell stated that it is not completely cleared and that most of the screening is from the change in the land, which is on the PSNH easement area.

Robidas asked what happens with the use on that property changes. Stated that they don't know what it will look like in the future. Mentioned the winter time when the leaves are off the trees. Stated that he would have a hard time agreeing to the waiver because he has to protect the people in the trailer park.

Bobinsky stated that the issue with the PSNH easement is that they know what it looks like today but they can clear it if they want in the future.

Metivier stated that there have been times when PSNH easements in other part of the City have been completely cleared and it can happen anytime. Stated that his concern with the screening is that they are basing the waiver on property that is owned by someone else and the applicant has no control over.

Stowell stated that the business in itself meets part of the requirement.

Metivier asked how big the easement is.

Stowell replied 135 feet. Stated that another factor is that the buffer is associated with the intensity of the use and this is a low use that is compatible with the area. Stated that he doesn't feel the use meets the bufferyard intent. Stated that they can't count on the vegetation staying on the easement but the contour of the land will most likely stay. Stated that they are encumbered by a gas easement so it is very restrictive. Stated that this is a low intensity use with significant area between the uses. Stated that these same waivers have been granted on properties around this one.

Saunders stated that the issues of the landscaping and the bufferyard are being melded together. Stated that she is okay with the bufferyard waiver but not okay with the landscaping waiver. Stated that a Class B bufferyard requires a 35-foot landscape strip.

Stowell stated that they have that.

Saunders stated that they should ask for a full landscape waiver but provide some in the front and ask for the waiver for other sections of the property.

Bobinsky stated that there is minimal landscaping in front of the Public Works Facility and that he would like to work with the applicant regarding the entrance from Lilac Lane. Stated that there is an existing fire hydrant that the Public Works Department uses and he would like to meet with the applicant on how that will be protected. Stated that Public Works sometimes uses the entrance area for a turn-around and for snow storage and that he will meet with the applicant about that. Asked about lighting because people can access the property at all time of the day and night.

Saunders stated that she didn't see that a traffic analysis was submitted.

Stowell stated that a short traffic analysis will be submitted.

Metivier asked if there will be a residential use attached to the office.

Mark Philips, property owner, addressed the Committee and stated that it was not requested as part of the variance. Stated that currently they are just looking for an office but will go back to the ZBA if they want to have an apartment.

Metivier referred to the building elevations and asked if anything can be done regarding the appearance of the sections of the buildings that face Lilac Lane.

Philips stated that they can do a gable end.

Metivier stated that it would probably need to be addressed with the Planning Board.

McGlynn stated that he has no comments on the proposal.

Robidas asked if there will be any other access to the property other than from Lilac Lane.

Stowell stated that it will just be Lilac Lane.

Saunders asked the applicant to talk about the drainage and stated that it looks like the site has a high point and that runoff is going to two separate locations.

Stowell stated that there are two major drainage locations and two minor ones and that he will submit a drainage plan. Stated that the property has good soil so there isn't a lot of runoff now. Stated that the drainage report will explain the drainage, the maintenance and the exit points from the property.

Saunders asked if there will be sheet flow from the parking lot.

Stowell replied yes and stated that there is only one place where there will be curbing. Explained all the proposed drainage.

Saunders stated that she will want third party review of the drainage.

Bobinsky agreed and stated that he would like third party review of the traffic analysis also.

Metivier asked if they considered using pervious pavement.

Stowell stated that the soils are too good for pervious pavement because it percolates too quickly.

Saunders stated that she would like to see the impervious area and parking calculations.

Stowell stated that the parking arbitrary and that they just want what is needed to meet the ordinance.

Saunders stated that parking can be reduced but a written request is needed and the Planning Board will review that. Asked about erosion control and stated that silt soxx are good to use.

Stowell stated that he likes to use those.

Saunders stated that she is concerned with erosion.

Robidas stated that he is concerned with fire hydrant access and would like the Fire Department to look at the outside storage for water needs.

Saunders stated that she would like this proposal to return to the SRTC at their July 6 meeting.

Bobinsky asked is there will be 24-hour access.

Philips stated that it depends on the will of the customer. Stated that he owns other storage facilities and that some are gated and some are not. Stated that regarding traffic, studies show five to seven cars per day per 100 storage units and the trips are spread out.

Bobinsky stated that Lilac Lane is an active street with the Police Department and the Department of Public Works on it.

Saunders stated that an update for the lighting specs needs to be submitted.

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

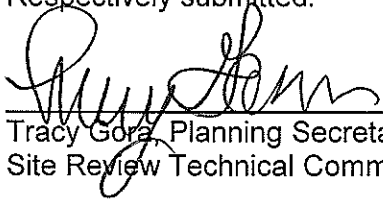
None.

Motion: Metivier moved to adjourn the meeting.

Seconded by Robidas. Motion carried unanimously.

Meeting adjourned at 11:32 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee