

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
June 3, 2020

MEMBERS PRESENT: Shanna B. Saunders, Tim Metivier (10:40 AM), Mike Bobinsky, Paul Robidas, George D. Kramlinger, Scott McGlynn and Timothy McLin

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:32 AM.

Saunders stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Committee is authorized to meet electronically. Although this is a public meeting, the public is encouraged not to attend and instead to leave comments or concerns at the following phone number # 1-603-841-2936, or by emailing planning@somersworth.com or by sending written comment to the Planning Board/SRTC, either through the drive up window or by postal mail to 1 Government Way, Somersworth NH 03878. The public can access the meeting and listen live by telephone.

Roll call attendance was taken, **Saunders, Robidas** and **Kramlinger** were present in the City Hall Council Chambers. **Bobinsky, McGlynn** and **McLin** were in attendance remotely and alone. The Planning Secretary, Dana Crossley was in Council Chambers. **Metivier** joined the meeting at 10:40 AM in Council Chambers.

1) Approval of the minutes:

Robidas stated, I MOTION to ACCEPT the minutes of May, 6 and May 13, 2020 as written.

The MOTION is SECONDED by Kramlinger.

Discussion: Bobinsky stated he had a change for the May 6 minutes. He stated on page 2 'discussed' should be 'discontinued'.

The CHANGE was accepted by Robidas and Kramlinger into the MOTION.

The Motion CARRIED by a 6-0 roll call vote.

2) OLD BUSINESS

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

3) NEW BUSINESS

A) Brixmor Tri City Plaza, LLC, is seeking site plan approval to construct 3,500 SF medical/dental building and site improvements with waivers on a property located at 8 Tri City Plaza, in the Residential/Commercial (R/C) District, Assessor's Map 40 Lot 5C, SITE#03-2020

James Bernardino and **Joey Fonseca** of Bohler Engineer were in attendance virtually and **Reuben Twersky** of Brixmor was also in attendance virtually.

Fonseca stated the proposal is to construct a 3,500 SF medical/dental building on the North West corner pad site. He stated there is an existing vacant building in on the pad site. He stated there are two main ingresses/egresses to the overall site, which there are no proposed modifications. He stated they received a variance to allow the building to be within

the front setback of Tri City Road. He stated this allows them to add additional parking along the front of the building.

Fonseca stated there is drainage existing on site. He stated they plan to keep the existing drainage and connect additional catch basins into it. He stated there is no run off being directed towards the roads. He stated this development results in a reduction of just under 4,000 SF impervious surfaces.

Fonseca stated they plan to reconnect to existing utilities that come from High Street. He stated the gas and electric come from Tri City Road and plan to reconnect to those as well. He stated the sewer will connect into the existing gravity sewer system within the Plaza. He stated the existing light pole will remain but be relocated.

Fonseca stated there are 7 shade trees to be added to the site. He stated they will also be adding 130 shrubs and ornamental grass plantings.

Saunders noted that Metivier had joined the meeting in Council Chambers at 10:40 AM.

Board Comments:

Metivier stated one of his comments could not be addressed without elevations. He stated the New England architecture will be addressed by the Planning Board.

Fonseca stated at this time they do not have an architect on board. He stated they expect to handle the discussion of the New England style architecture with the Planning Board.

Twersky stated many retailers have a standard architect prototype they like to use.

Saunders stated the Planning Board will want to see New England architecture and expects it will be a point of discussion at that level.

Metivier stated concealment of rooftop elements, windows, and architecture style was not addressed. He stated they will need to be adapted or a waiver requested.

Robidas stated without the drawings he has no questions. He stated he would have liked to have seen the drawings and expects it will be a big discussion at PB.

Fonseca stated the elevations were included in the first submission. He stated he could pull those up for screen share for discussion.

Metivier stated the plans submitted are dated from 2014-2011. He stated they were submitted but still do not meet the standards of New England architecture. He stated he is not implying it cannot be as proposed but that it does not meet the criteria and would need a waiver for approval.

Saunders requested that any newer architectural plans they have that would meet the regulations should be submitted. She noted this is a big item for the Planning Board.

Twersky requested to see examples of approved New England architecture in the neighborhood.

Kramlinger stated he had no questions and appreciated the responses received from the first round of questions.

Bobinsky stated there is a ponding issue at the corner of Tri City Rd and High St. He stated the City would be interested in establishing a drainage easement.

Bernadino stated they would need more time to coordinate and respond to that request. He stated they would be amendable to further discussion.

Bobinsky stated the addition of the landscape is moving in the right direction for this lot. He stated he was still waiting for the 3rd Party Review comments.

Saunders stated the comments are expected to be in by the end of the week.

Bobinsky noted the landscaping has been altered to be salt and drought tolerant.

McGlynn stated the City does not have records of the existing water service as shown on the plans. He stated field verification would need to be done.

Fonseca stated they are also working to confirm the service. He stated they will work to coordinate with the Water Division.

McLin stated he had no comments.

Saunders stated her comments about the architecture have been answered.

MOTION: Robidas, stated I MOVE to refer this application to the Planning Board for public hearing and site plan review.

The MOTION is SECONDED by Metivier.

The MOTION CARRIES by a 7-0 roll call vote.

B) Somersworth Retail LLC, is seeking site plan approval to construct 6,000 SF motor vehicle repair facility with associated site improvements with waivers on a property located at 442 & 444 High Street, in the Residential/Commercial & Residential Single Family (R/C & R1) Districts, Assessor's Map 38 Lots 3, 3A & 4, SITE#04-2020

Matthew Bombaci of Bohler Engineering and **Chad Brubaker** of Somersworth Retail, LLC were in attendance remotely.

Bombaci reviewed the changes made to the plan from comments received. He stated a parking space has been removed. He stated they have added additional landscaping to the islands, but are still requesting landscape waivers. He stated decorative brick has been added to the building. He stated the proposal is to keep the doors closed except from 10 AM to 4 PM in the months of June – August. He stated this is for the comfort and safety of the staff.

Metivier stated a few of his comments have been addressed but he feels the building still does not meet the standards for New England architecture. He stated he appreciates the attempt and it may be beneficial to them to see examples of approved architecture.

Bombaci stated they would like to address the architecture prior to the Planning Board meeting.

Metivier stated the time frame that the applicant is requesting to have the doors open is exactly during the months the City would want them to be closed. He stated there is a similar use that abuts a residential neighborhood that the City consistently receives noise complaints from the residents. He suggested installation of AC or another method alternative to having the doors open during those summer months.

Saunders stated she agreed, there is a similar situation on Route 108 and the summer months is when the most complaints are received. She stated the PB will likely bring that up.

Bombaci stated he has done research on the issue and will pass it along.

Robidas his main concern is the noise issue. He stated he expects it will be discussed more at Planning Board.

Kramlinger stated he had no comments.

Bobinsky stated he was waiting to hear the results of the third party review from Horsley Witten. He stated some of his concerns may be address from that report. He stated the entrance on Middle St. appears to be wide. He asked if it will be curbed.

Bombaci stated it is proposed to be painted currently.

Bobinsky stated he would advise to have it curbed to provide a barrier to require drivers to make the appropriate turn.

Bombaci stated they plan to have a 'no left turn' sign. He stated delivery trucks and emergency vehicles will need the large egress. He stated they could install a raised paved area.

Bobinsky stated they could work with a mounted curbed. He stated the standard for a single driveway is 34' wide entrance. He stated the on the alternate, the High St ingress appears narrow. He stated he is concerned about the delivery trucks coming in.

Bombaci stated the ingress off High Street is 30' in width.

Bobinsky stated Horsley Witten is completing the review on the stormwater report. He stated it appears there is a reduction in peak run off and that is good. He stated the applicant should ensure that the landscaping is salt and drought tolerant.

Bobinsky stated trench work within Middle or High Street will require a trench permit. He stated High Street trenching will require a robust traffic control plan. He stated any vegetation removed from the island of Middle Street will need to be replaced.

Bobinsky stated he appreciates that the sidewalk is being upgraded as well.

McGlynn stated he suggests considering utilizing High St.

McLin stated he had no comments.

Saunders stated her only comment was the noise issue. She stated she will recheck the landscaping and forward Bombaci any comments.

MOTION: Metivier, stated I MOVE to refer this application to the Planning Board for public hearing and site plan review.

The MOTION is SECONDED by Robidas.

The MOTION CARRIES by a 7-0 roll call vote.

Bombaci stated he would like to hear comments on the architecture. Saunders stated she can forward examples.

- C) Diamond Capital LLC, is seeking a 6 lot conventional subdivision approval by special use permit with waivers for a property located at Blackwater Road & Old Rochester Road, in the Residential Single Family (R-1) District, Assessor's Map 67 Lot 09, SUB#01-2020

Bob Stowell of Tritech Engineering and Attorney **FX Bruton** of Bruton and Berube PLLC Attorneys at Law were in attendance remotely.

Stowell reviewed the changes made to the plans per the comments received. He stated the site line has been added. He stated they have received the State driveway permit for the lot along Old Rochester Road. He stated they would prefer to trench across Blackwater Road for the water line connections. He stated they have reduced the number of trench cuts from 4 to 2.

Stowell stated they have provided in the packet the turning movements for fire trucks into the driveways.

Stowell stated the lot sizes are limited due to the environmental constrictions. He stated the small frontage allows for Lot 9's access point and the larger frontage of that lot ensures it meets frontage requirements. He stated a hydrant has been added along Blackwater Road. He stated utilities are underground. He stated they are seeking a waiver for sidewalks.

Metivier stated he had no comments.

Robidas stated he had no comments.

Kramlinger clarified if lot 9 was a house lot. Stowell stated yes, the building envelope is about 250' off the road.

Bobinsky stated he understands the water main discussion and they find it acceptable. He stated the trench permits can be discussed in more detail when the time comes to apply for them. He stated Blackwater Road recently came out of moratorium and would like to limit the number of cuts to prolong the pavement life. He stated they will coordinate with the Fire Department in regards to the new fire hydrant and relocating the existing hydrant. He stated relocating that hydrant will address many other issues.

McGlynn stated the fire hydrant specifications that are required.

McLin stated he had no comments.

Saunders stated the majority of the lot is proposed to be conservation land. She asked how the land will be preserved.

Bruton stated there will be conservation restrictions on the deed. He stated the language can be provided.

Stowell stated the conserved area is proposed as part of lot 9.

Saunders asked if maintenance and control would be taken care of by a third party.

Bruton stated no, no third party would take on this easement. He stated it would just be a deed restriction.

Metivier asked if it would be appropriate to put up signage for the easement area.

Bruton stated they could look into it.

Saunders stated the City has conservation signage that could be utilized to depict the conserved area.

Bobinsky stated individual driveway permits will be needed for the lots on Blackwater Rd.

MOTION: Metivier, stated I MOVE to refer this application to the Planning Board for public hearing and subdivision review.

The MOTION is SECONDED by Robidas.

The MOTION CARRIES by a 7-0 roll call vote.

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

No other business.

MOTION: Metivier MOTION to ADJOURN at 11:38.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 7-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee