

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**Minor Site Plan**  
**MINUTES OF MEETING**  
**July 8, 2020**

**MEMBERS PRESENT:** Shanna B. Saunders, Tim Metivier, Gary Lemay, Scott McGlynn and Timothy McLin  
**Excused Members:** George D. Kramlinger, Michael Bobinsky and Paul Robidas  
**STAFF PRESENT:** Dana Crossley, Planning Secretary

The meeting was called to order at 2:02 pm.

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](mailto: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, Lemay, Metivier were present in the City Hall Council Chambers. McGlynn and McLin were in attendance remotely and alone. The Planning Secretary, Dana Crossley was also in Council Chambers.

- 1) **Approval of the minutes:** Metivier stated, I MOVE to TABLE the approval of the June 3, 2020 Minutes.

The MOTION is SECONDED by McGlynn.

Discussion: There was a brief discussion on who could approve the minutes. Saunders stated if everyone has read the minutes and feel they reflect the meeting appropriately they can vote on them.

Metivier WITHDREW his MOTION.

McGlynn stated, I MOVE to APPROVE the June 3, 2020 minutes as written.

The MOTION is SECONDED by Metivier.

The MOTION CARRIES by a 4-0-1 roll call vote, (Lemay abstained)

- 2) **OLD BUSINESS**

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

- 3) **NEW BUSINESS**

A) **Lorax Sustainable Development, LLC is seeking minor site plan approval to repurpose existing facilities as a new/used car dealership on a property located at 362 Route 108, in the Commercial/Industrial (C/I) District, Assessor's Map 47 Lot 3A, SITE#06-2020 – PUBLIC HEARING**

**Bob Stowell** of Tritech Engineering and **Michael Brigham** of Lorax Sustainable Development, LLC were in attendance remotely to represent the application.

Stowell stated the plan is basically showing the existing conditions. He stated the building and pavement are existing and they are proposing no changes to it. He stated the travel way and striped parking will remain as is. He stated the proposed use requires 14 parking spaces and the remaining spaces will be used to display cars. He stated the property is serviced by City water and sewer, and there are no proposed changes to the utilities.

Brigham stated the dealership will be known as 'Vibe Motors' and will sell electric cars. He stated there will be no gas vehicles for sale and the majority of the cars will be Tesla's. He stated they are working to create a partnership with Stratham Tire for inspections. He stated there will be no mechanical work done on site. He explained that people will test drive the Tesla cars and then complete the purchasing paperwork at his dealership. He stated after purchase Tesla will ship the car to their home. He stated he wants to put solar panels on the roof. He stated the interior of the building will have a small, 300 SF, retail portion that will sell car accessories.

Saunders stated the Fire Chief and Public Works Director were not able to attend the meeting but have submitted their comments. She stated City Engineer Lemay is in attendance to represent the PWD.

Saunders reviewed the Fire Chief's comments:

- 1. Since the building is being repurposed, I need a letter from an FPE certified in NH that the fire protection systems and life safety considerations are compliant with NH and other applicable codes with reference to compliance for a car dealership displaying electric vehicles inside a structure.*
- 2. A fire hydrant needs to be located in very close proximity to the business entrance. (Electrical vehicle fires require the rapid application of a tremendous volume of water to control).*

Brigham stated the cars will not be stored within the building. He stated electric cars also have no emissions. He stated he has replaced and revamped the fire safety system and can provide those documents.

Stowell stated the building was constructed like a single family home but there will be no vehicles stored inside.

Saunders asked where the closest hydrant is located.

Stowell stated there is one across the street.

McGlynn noted the water main is also located across the street.

Stowell stated there is another hydrant in front of 360 Route 108.

Saunders stated she would like to make it a condition of approval that the applicant work with the Fire Chief to ensure there is appropriate and adequate fire hydrants located near the site.

McGlynn stated this property shares a water service with the lot behind it. He stated if possible the applicant should try to change it to a single service. He stated the back flow should be inspected as well.

There was a brief discussion regarding inspections required.

McLin stated he had no comments.

Lemay reviewed the Public Works Director's comments:

1. *Applicant will need to apply for a water and sewer new account application and pay the required fees for this proposed use.*
2. *I believe there is a need for a new water service connection to this property. McGlynn can elaborate.*
3. *Let's make sure the applicant knows about the future Rte. 108 Complete Streets project currently under design, that will include future center turning lanes, possible landscape islands, bike lanes and sidewalk/crosswalk accommodations throughout the corridor. Depending upon the outcome of future City Council endorsement, a new sidewalk on both sides of the corridor, including along the frontage (within the State ROW) of this property is likely. Applicant needs to consider that when making final plans for designing parking lots and other display areas.*

Stowell stated there is a 40' right of way from Route 108 and does not expect any updates to have an effect on this site.

Metivier stated there is no dumpster location called out on the plans.

Brigham stated they will not generate a lot of trash.

Metivier stated the ordinance requires dumpsters to be located on an impervious surface and to be screened. He stated if a dumpster is to be added to the site it must meet those requirements.

Metivier stated there is no bike rack located on the plan.

Stowell reviewed the locations that a bike rack and dumpster could be located.

Metivier asked if batteries would be for sale on site.

Brigham stated batteries would not be sold on site. He explained for any maintenance a technician is sent to the car owner's home.

Lemay asked if there will be any charging stations on site.

Brigham stated the cars can be charged through a 220 outlet. He stated he may install faster chargers in the future after further research. He stated they would be only for private commercial use and not public charging stations.

Saunders stated that installation of the charging station will require an electric permit through the Code Enforcement Office.

Lemay asked if there will be car washing on site.

Brigham stated yes pressure washing. He stated he hopes to work with the car wash business across the street.

Saunders stated there is no landscaping shown on the plans. She stated the original site plan for this property from the 70s shows that there should be multiple existing trees on site. She stated if those are no longer there, they need to be replaced.

Stowell stated some pines were cut down at the property a number of years ago.

Saunders stated there were 10 trees on the original site plan and will forward a copy of that to Stowell. She stated they can discuss redistributing the plantings if necessary.

Saunders stated site lighting must be down cast and fully shielded.

Stowell stated there is a flood light in the back of the lot. He stated it could be changed to LED.

Brigham stated he anticipates changing all of the site lighting to LED.

Saunders stated sidewalks are required but since this is located in the area for the Route 108 Complete Streets project, sidewalk installation is not required but an in lieu of sidewalks payment will be.

Saunders requested that the customer/employee parking be more clearly identified.

Saunders reviewed the proposed conditions of approval.

Metivier stated, I MOVE that the request of Lorax Sustainable Development, LLC for minor site plan approval to repurpose existing facilities as a new/used car dealership be APPROVED WITH THE FOLLOWING CONDITIONS:

1. PLAN CHANGES

- a. Please clearly depict customer/employee parking stalls;
- b. Location of the dumpster with pad and screening;
- c. Bike rack location;
- d. Landscaping shall be added to the plan (at least 10 trees);

2. CONDITIONS THAT MUST BE MET PRIOR TO FINAL APPROVAL

- a. The final plans shall bear the stamp and signature of the engineer, licensed land surveyor, and the landscape architect. Please submit five folded 24" x 36" paper copies of the full set of plans to the Office of Development Services for final endorsement.
- b. Fire Hydrant location shall be approved by the Fire Chief;
- c. Letter from a Fire Protection Engineer certified in NH that the fire protection systems and life safety consideration are compliant with NH and other applicable codes;

3. CONDITIONS TO BE COMPLETED PRIOR TO THE START OF SITE WORK:

- a. The applicant shall apply for a new water and sewer connection permit; The applicant will be required to pay standard water and sewer connection fees assessed on new properties connecting to the water and sewer system PRIOR to the issuance of a building permit. Water fees will be based on the size of water meter needed and the sewer connection fees will be based on estimate of water used and equivalent number of bedrooms;

4. CONDITIONS APPLICABLE DURING AND AFTER CONSTRUCTION:
- a. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced in a timely manner as long as this site plan remains valid;
  - b. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and roadways;
  - c. Backflow shall be inspected by the Water Division, please coordinate;
  - d. There shall be no interior storage of cars or any motorized vehicles, if the applicant wishes to store Segways or Electric Bicycles they must receive approval first;
  - e. If a charging station is to be installed the applicant must apply for an Electrical Permit from the Code Enforcement Officer and a licensed installer must be the one to install the electrical work;
  - f. In lieu of installation of sidewalks per RSA 674:21(V)(j), the applicant shall pay an agreed upon amount PRIOR to the issuance of CO

DURATION OF APPROVAL: All conditional approvals shall be valid for a period of 120 days in which time all precedent conditions must be met or the approval shall be null and void. The applicant may request an extension no later than 14 days prior to expiration.

EXTENSIONS: All requests for extension must be submitted in writing to the Department of Development Services no later than 14 days prior to expiration with the appropriate fees. Failure to comply with the deadline dates without submission of a written request for extension will result in the approval being null and void.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

The MOTION is SECONDED by McGlynn.

The MOTION CARRIES by a 5-0 roll call vote.

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

No other business.

MOTION: Metivier MOTION to ADJOURN at 2:46 pm.

The MOTION is SECONDED by McGlynn

The MOTION CARRIES by a 5-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary  
Site Review Technical Committee