

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
September 9, 2020**

MEMBERS PRESENT: Mike Bobinsky, Scott McGlynn, Tim Metivier, Bob Belmore and Paul Robidas, George D. Kramlinger

Excused: Timothy McLin

STAFF PRESENT: Dana Crossley, Planning Secretary and Carol Ogilvie Interim City Planner

The meeting was called to order at 10:46 AM.

Belmore 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, **Belmore and Robidas** were present in the City Hall Council Chambers. **McGlynn, Bobinsky, Metivier and Kramlinger** was in attendance remotely and alone. The Planning Secretary, Dana Crossley and Carol Ogilvie Interim City Planner were also in Council Chambers.

1) Approval of the minutes:

Robidas MOVED to APPROVE the minutes of August 12, 2020 SRTC regular meeting.

The MOTION was SECONDED by Bobinsky.

The MOTION CARRIES 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. **FFF Holdings, LLC on behalf of Jason & Teresa Cleary is seeking a 2-lot subdivision on a property located at 36 Laurel Lane, in the Residential Single Family (R-1) District, Assessor's Map 62 Lot 39 SUB#04-2020**

Bob Stowell of Trittech Engineering, **Dave Francoeur** and **Colin Francoeur** of FFF Holdings, INC were also in attendance remotely.

Stowell stated they are seeking a 2-lot subdivision of 36 Laurel Lane. He stated lot 39 will meet the minimum lot size for the R-1 District with public water and private sewer. He stated this lot will encompass the existing structure. He stated the new lot 39-1 will have a new home constructed by the Francoeur's on it and will be 34,980 sf.

Stowell stated the site is serviced by City Water and private septic. He stated the water line runs along the easterly side of Laurel Lane. He stated a new connection will be made for the new lot (39-1). He stated there is an existing paved driveway that will be abandoned and 2 new driveways will be installed, one for each lot.

Stowell stated the closest fire hydrant to this site is on Blackwater Road. He stated plan set SP-2 is the plan set that is shared with the State of NH for subdivision approval. He stated the soil boundaries are depicted on this sheet and considered to be very well drained. He stated they completed 3 test pits that came out very favorable.

Robidas ask for clarification that there would not be a shared driveway.
Stowell stated no, they will abandon the existing and install two new driveways.

Metivier stated he had no comments.

McGlynn stated the Water Division can assist in located the existing curb stop. He reminded the applicant that they will need to apply for a new water connection application and there will be fees associated with that. He noted that the winter pavement moratorium goes into effect on November 15. He stated they may also be able to access the water main on Blackwater Road without impacting the road. He stated that can be clarified.
Stowell stated they would appreciate the mark up for the existing curb stop.

Bobinsky inquired about the septic system and for clarification on the existing lots leach field location.
Stowell stated the existing leach field is shown on SP-2 and is south of the house.

There was brief discussion on the placement of septic systems for each lot.

Bobinsky confirmed the applicant is clear on the water connection application.
Stowell and Francoeur stated yes.

Kramlinger noted the driveways should remain as open as possible to ensure fire apparatus and ambulances can enter.

Belmore asked if the shed is being moved or removed from the property.
Stowell stated removed completely.

Ogilvie stated the drainage easement language needs to be provided. She asked if the drainage easement is part of the calculations to meet minimum lot size.

Stowell stated this was a topic that he had reviewed with the previous Director Saunders prior to her departure. He stated the discussion came down to that the Ordinance references overhead easements and is not specific to drainage easements. He stated after discussion with Saunders it was agreed that as long as it was not wetlands it could be used in the calculations for lot size. He stated the drainage easement is from when Blackwater Woods was developed and the culvert on both ends has been buried for many years. He stated it does not function as a drainage area nor is it wetlands. He stated the footnote speaks to above ground easements.

Belmore asked if they removed the easement if it meets minimum lot size.

Stowell stated no.

Belmore asked if they have the language for the easement.

Stowell stated they had provided it to Saunders. He stated the deeds referenced the easement but do not put any restrictions or specific maintenance of the easement. He stated there is very little details to the easement.

Belmore requested the documents be provided. He stated they will look into Saunders' notes in regards to this project for clarification.

Metivier noted that new driveway permits will be required for both lots.

Belmore stated they follow up on the easement issue. He noted that the new Planning Director is coming on board at the end of this month.

Belmore stated this project will move forward to Planning Board for the October meeting.

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

- i. Bobinsky stated in regards to the Blackwater Road, 6 lot subdivision, there is a potential new owner of the development. He stated the potential new owner would like to change the erosion control from silt fence to stump grindings. He inquired any of the Board members had knowledge of this being allowed or experience.

Metivier stated there has been some history of allowing that change.

Belmore asked if there are any pros, cons or concerns with the change.

Ogilvie stated she did not have experience with the use of stump grindings.

Belmore stated at this time he would not make a recommendation until he had a better understanding of the effectiveness and longevity.

Metivier noted that stump grindings have been used in other circumstances but always reviewed for specific lots.

Belmore stated they want to ensure they are not losing any erosion control with the switch.

MOTION: Robidas MOTION to ADJOURN at 11:13

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 6-0 roll call vote.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee