

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
October 21, 2020**

MEMBERS PRESENT: Mike Bobinsky, Tim Metivier, Michelle Mears, Paul Robidas, George Kramlinger and Scott McGlynn

Excused: Tim McLin

STAFF PRESENT: Dana Crossley, Planning Secretary and Bob Belmore, City Manager

The meeting was called to order at 10:30 AM.

Mears 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, Metivier, Bobinsky, Robidas, Mears, Kramlinger and McGlynn were in attendance remotely. McLin was excused.

The Planning Secretary, Dana Crossley was also in attendance remotely. City Manager Belmore was in attendance remotely as well.

1) **Approval of the minutes:**

2) **OLD BUSINESS**

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

3) **NEW BUSINESS**

- a. **Carlton Spencer Jr & Sherri Bolin are seeking a 5 lot conventional subdivision by special use permit *with waivers* for a property located at 279 Green Street, in the Residential Single Family (R1) District, Assessor's Map 18 Lot 45, SUB#05-2020**

Doug Larosa of Civil Works New England was in attendance remotely to present the application. Larosa stated they are proposing a 5 lot subdivision to be serviced by City water and onsite septic systems. He stated they will be constructing an approximately 689' road that will end with a cul-de-sac. He stated they will need to apply for a NHDOT driveway permit for this road.

Larosa stated the lot is 5.30 acres and has 50' of road frontage. He stated there is an existing 12-14' wide gravel driveway leading to an existing dwelling. He stated the proposed 5 lot subdivision meets the requirements of the R1 district. He stated the lots conform to the land and therefore are not regular square in shape. He reviewed the topographic plan. He stated test pits have been completed on each lot for the onsite septic systems. He reviewed the proposed grading plan. He stated the house may be removed but at this time they are showing it to remain.

Larosa reviewed the proposed location of a new fire hydrant. He stated they are seeking a waiver from the requirement for sidewalks. He stated there are no sidewalks in this vicinity and it would

become a sidewalk to nowhere if required. He stated there will be a small bio-retention area as far down the right of way as possible. He stated it will discharge towards the wetlands.

Bobinsky asked if the proposal if for the road to remain a private road, will there be a vegetative buffer on the back side of the cul-de-sac, abutting to Sunningdale, will there be street lights proposed, what is the sight distance on Green Street in regards to any vegetative clearing and noted that when approaching from Stackpole there could be some sight distance issues.

Larosa stated the proposal is for this road to be accepted by the City and they plan to build it to the specifications of a City road. He stated for small developments such as this, they find creating a home owners association difficult. He stated there will be some vegetative buffer on the Sunningdale side but not proposing a formal buffer. He noted there is a tree line that exists today. He stated they would prefer to not install street lights. He stated a sight line exhibit has been provided and shows there is adequate sight distance as required by ASHDOW.

Bobinsky stated he would recommend having this item highlighted in the third party review. He asked for more information on the drainage basin.

Larosa stated the drainage basin will require minimal maintenance. He stated they are proposing to add the maintenance as a deed requirement to one of the lots. He stated the drainage basin will be grassed and 18" deep.

Metivier questioned if there was a fire hydrant symbol in error in the middle of the road.

Larosa stated it was actually water shut off note. He explained the lines they are proposing to replace the existing water shut off.

Metivier stated he supports the subdivision request. He stated he lives in a similarly designed neighborhood. He inquired if the curbing is proposed to be 100% around the entire roadway.

Larosa stated there are a couple breaks for drainage and runoff.

McGlynn stated on the plan it shows a 12" main on Green St, but he does not know if that exists. He stated when Sunningdale tapped in further up the road it was only a 6" line. He stated a test dig might be needed.

Larosa stated he can add a note about that.

McGlynn stated a pressure reducer may be required. He stated a blow off may need to be installed for maintenance purposes if the hydrant remains in the proposed location. He complimented the hydrant detailed provided.

Kramlinger asked if the Water Division would prefer to have the hydrant relocated or install the blow off.

McGlynn stated either would work for them.

Kramlinger asked if the hydrant could be moved because where it sits is not as useful to the Fire Department as it would be if it was closer to Green St. He asked if there is a hydrant on Green St. close to this proposed development.

McGlynn stated he believed there was one located across from Clement Rd.
Kramlinger stated he would be open to discuss further alternate locations for the hydrant. He asked if turn radius calculations had been prepared for fire apparatus on the cul-de-sac.

Larosa stated the cul-de-sac was designed based on the City of Somersworth design standards and it is his understanding it is adequate for most fire apparatus.

Kramlinger stated it needs to be ensured that an engine can be turned around there.

Larosa stated generally it will handle a ladder truck as well.

Kramlinger stated he would provide the wheel base measurements of a pumper and ladder truck for the turn radius calculations.

There was a brief discussion on alternate locations for the hydrant.

McGlynn stated if there is a 6" main, it can only have one hydrant in the development.

Larosa stated with only one hydrant the best location would be as presented.

Kramlinger stated he is fine with the current location as long as there is a blow off installed as well.

Robidas stated no comment.

Metivier noted the cul-de-sac has a grass island. He inquired if that would become the City's to maintain if the roadway was accepted.

Bobinsky stated that he will also provide the plow wheel base measurements for the turn radius calculations. He asked if mowing of the cul-de-sac island could be assigned similar to the bio-retention maintenance to one lot.

Larosa stated he would review that with the property owners. He stated it could typically be assigned and would be usually to the lot with the existing residence on it.

Mears stated a formal waiver request is required for the sidewalks. She stated because this subdivision is not an open space subdivision the applicant needs to apply for a special use permit and that criteria needs to be addressed. She stated existing vegetation needs to be added to the existing plan.

Larosa noted they had the tree line shown on the drainage plan.

Mears asked if the applicant has other pending permits.

Larosa stated yes, NHDES septic permits and subdivision approval.

Mears requested the test pit data be provided. She stated the wetlands need to be stamped by an engineer as well as the surveyor stamp needs to be added. She stated the Subdivision regulations require each lot to have landscaping that needs to be added to the plan including the tree species. She noted there is a detail about light poles, if that is not applicable to this plan please remove. She stated there needs to be easement language provided for the bio-retention basin. She stated third party review will be required for this application for the roadway, drainage, erosion control plan and sight distance. She requested the driveways be shown on the plan for each lot.

City Manager Belmore stated he was uncertain assigning the bio-retention maintenance and cul-de-sac island maintenance to individual lots was the best practice. He stated further research should be done to see if this is done in other developments. He stated he could see a lack of follow through from the home owners and then property maintenance issues arising.

There was a brief discussion about the sidewalk waiver and cul-de-sac landscaping.

Kramlinger asked if the hydrant could be moved closer to Green Street, near the bio-retention area. He stated he believed that would be the best location.

Larosa stated he could do that.

Mears explained the next steps for this application and thanked Larosa for his presentation.

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

No other business.

MOTION: Robidas MOTION to ADJOURN at 11:14 AM

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES by a 5-1 roll call vote, Metivier voted in the negative.

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee