

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

MEMBERS PRESENT: Mike Bobinsky, Michelle Mears, George Kramlinger Tim McLin and Paul Robidas (10:40AM)

Excused: Tim Metivier and Scott McGlynn

STAFF PRESENT: Dana Crossley, Planning Secretary

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, Kramlinger, Bobinsky, Mears, Robidas (10:40AM) and McLin were in attendance remotely.

The Planning Secretary, Dana Crossley was also in attendance remotely.

1) Approval of the minutes:

- A) Bobinsky MOVED to that the October 7 & 21 SRTC minutes be APPROVED.

The MOTION is SECONDED by McLin.

The MOTION CARRIES by a 4-0 (Mears, Bobinsky, McLin and Kramlinger) roll call vote.

2) OLD BUSINESS

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

3) NEW BUSINESS

- A) **Somedowntown LLC, is seeking a site plan amendment to relocate interior trash storage and bench revisions for a property located at 8 Government Way, in the Business (B) District, Assessor's Map 11 Lot 209, SITE#09-2019A**

David Baker of Somedowntown LLC, Don Provost and Liz Nguyen were in attendance remotely to represent the application.

Provost stated in review of the 2019 conditions of approval they found that the waste refuge was to be stored internally for the residential and commercial units. He stated they found that this would create an unsanitary condition for those tenants and are seeking an amendment to move the refuge storage. He stated they are requesting to have a trash collection corral in the area behind the building. He stated this would be a screened in area that would keep all waste outside of the building. He stated they would have stairs and access from the back of the building. He asked if the alley way behind their building was a private or public way.

Mears stated she believes the alley is part of the 1 John Parsons property, which has the dentist office.

Baker stated he was previously under the impression it was a public way.

Bobinsky stated he also believes it to be under private ownership. He noted that at times when the City is clearing the Library parking lot or areas of Station St they will pass through the alley way, but understand that it is under private ownership.

Provost clarified that the property has a 0 setback requirement.

Mears stated yes.

Provost stated the proposed corral and stairs would meet that 0 setback requirement. He stated the gates to get into the corral would open onto the neighbor's alley and the tenants would need to cross the private alley to gain access to the corral. He inquired if they would need to get an easement.

Mears stated yes, if they cannot reconfigure the trash corral so that they did not trespass onto the neighboring property when opening or accessing the corral they would need to get an easement.

Provost stated due to the location of the existing utilities they would not be able to move the trash corral or stairs farther down their lot. He stated their goal is to make the design as convenient as possible for the tenants to ensure they properly dispose of the trash. He stated the building is not directly parallel to the lot line, the corral fits within the setbacks but the swinging gate doors and persons would not.

Provost inquired how the City handles collection services.

Bobinsky explained that the abutting dentist office had been in discussion with the City about putting a dumpster onto their property. At this point he does not believe they have found a location for that dumpster. He stated it might be something for the applicant to look into coordinating with the neighboring property to have a shared space. He stated the City trash collection services is mainly for residential use. He stated they could submit a request to the City Manager to have this property included in trash pick-up.

Baker stated he would be willing to work with the neighboring property and to expand the trash area to allow for a bin for that property to use.

There was brief discussion continued discussion about the trash pick up options.

Bobinsky stated to be part of the City collection services the applicant would need to submit a request to the City Manager for his review. He suggested they include the expected volume of trash in the request.

Mears inquired if the trash corral would be locked.

Nguyen noted that the building will have three residential units, two 1-bedroom units and 1 2-bedroom unit. She stated the commercial space is intended to be a hair salon.

Baker stated he would reach out to the dentist office to discuss an easement and trash sharing.

Bobinsky stated the previously approved bench, was consistent in style to all of the other benches in downtown, he inquired why they were seeking to change it.

Baker stated it was part of his previous contractor's plan and with his new contractor they felt it would be more fitting to use the newly requested bench.

Bobinsky noted that the new bench company they are looking to use also makes a metal bench.

Nguyen stated that the City standard is for a historic style bench and this building, along with all surrounding it, are in a modern design style. She stated the low wood bench would fit in more naturally with the surroundings.

There was a brief discussion on the City recycling program.

Kramlinger stated he concern would be clear pathways and egress. He stated there should be consideration of people and emergency vehicle movements in the design. He inquired in the trash corral could alternatively have a sliding or accordion style gate.

Nguyen stated they could make a sliding gate work.

McLin noted the applicant should be aware of the winter parking restrictions.

Baker stated he has other properties within the City with extra parking.

Robidas noted that might be something to also discuss with the dentist office, after hours emergency parking.

Baker stated that he would inquire about that as well.

Mears stated she would like a revised plan set with the increased trash corral area and style of gate being used for Planning Board.

Robidas stated he would make a motion to send this item to Planning Board but felt they should also have all of the discussed issues ironed out before that meeting.

Robidas stated I MOVE to send this application to the Planning Board.

The MOTION is SECONDED by Bobinsky.

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

- B) Mark Harrington, is seeking site plan and conditional use approval for a commercial warehouse on a property located at Enterprise Drive/Route 108 in the Commercial Industrial (CI) District, Assessor's Map 48 Lots 24D & 24H, CUP#05-2020 & SITE#13-2020

Mears stated she had discussion with the Engineer (Bob Stowell of Trittech Engineering) and at this time are not ready to present to the Committee.

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

Mears inquired how food trucks had been addressed previously. She asked if they had been required to go through a Minor Site Plan approval process or different.

Robidas stated his experience is from the Food Truck Festival. He stated since the City does not do the health inspections there are hoops for the trucks to jump through for the State level. He stated he other big component was safety.

Bobinsky stated his department concern is for disposal of grease and ensuring that sidewalks are not damaged.

Robidas inquired if this would be something that the Zoning or Site Plan Regulations should be revised to address.

McLin noted that in other communities the brick and mortar businesses are not typically impressed with Food Trucks. He stated he would be interested in hearing how surrounding communities address the issue. He stated he would be prepared for opposition from some businesses.

Bobinsky stated he agreed with McLin's statement. He stated the grease from the trucks and ensuring City sidewalks were not damaged are two things he would flag.

MOTION: Robidas MOTION to ADJOURN at 11:19 AM

The MOTION is SECONDED by Bobinsky.

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

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee