

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
April 7, 2021

MEMBERS PRESENT: Mike Bobinsky, Michelle Mears, George Kramlinger, Scott McGlynn,
Tim Metivier, Tim McLin

EXCUSED MEMBERS: Paul Robidas

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:33 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 # 1-603-692-9519, 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, Mears, Kramlinger, Bobinsky, Metivier, McLin and McGlynn were in attendance remotely.

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

1) Approval of the minutes:

- A) March 3, 2021 meeting minutes -Bobinsky MOTION to APPROVE the March 3, 2021 meeting minutes.

The MOTION is SECONDED by McGlynn.

The MOTION CARRIES by a 5-0-1 roll call vote (Metivier abstained)

2) OLD BUSINESS

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

3) NEW BUSINESS

- a. **385 Route 16 Realty Corp. is seeking a conditional use permit and site plan approval to expand the existing automobile sales and service and paved area on a property located at 385 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 49 Lot 46 and Map 57 Lot 02, CUP#01-2021 and SITE#05-2021**

Scott Lawler of Norway Plains was in attendance remotely to represent the application.

Lawler reviewed the changes to the proposal and plan set. He stated they have scaled back the project and now are doing a 2 phase proposal. He stated Phase 1 will consist of the demolition of the fire damaged portion of the building. This will be relocated to the rear of the building. He stated Phase 2 will consist of the new pavement areas in the rear and side of the lot. He stated this new pavement will cover existing hard packed area that will allow for more parking and better circulation at the site. He stated they will also be constructing the new stormwater management system. He stated they have added to the plans the parking areas for the display cars to show demonstrate the flow of traffic through the site.

Lawler stated the applicant is no longer proposing to construct the large parking area that would have required a wetlands permit. He stated they have scaled the project back to the renovations, pavement improvements and stormwater management system. He stated the plans have been reviewed by the City's third party engineer and has been signed off with one minor note that has been added to the construction details.

Lawler reviewed the changes made to the site plans. He stated they have added the location of a new fire hydrant as requested at the entrance of the site one Route 108. He stated that the construction details for the hydrant have also been included. He stated the Stormwater management system has been revised to meet the demands of what is being proposed. He stated the phasing plans have been updated to show the two phases of the project.

Lawler stated the Conditional Use Permit request has been reviewed by the Conservation Commission. They have added to the landscaping plan based on comments received at that meeting. He stated the Conservation Commission voted to recommend approval of the Conditional Use Permit.

Lawler reviewed the architectural plans. He stated the plans show the new addition and that it will be slightly higher than the existing building to maintain room upstairs. He stated also provided is the interior floor plan.

Mears inquired if they had sought a traffic impact waiver request for previous applications.

Lawler stated yes, they sought the same three waivers they are seeking now for the 2015 expansion and were granted those waivers.

Mears noted all the Planning comments have been addressed from the last meeting.

McGlynn inquired if the hydrant could be located on the applicant's property.

Lawler stated yes he expected so.

McGlynn stated if it is located on private property it becomes the applicant's property and not the City's to maintain.

Metivier stated his comments have all been addressed and has no additional comments.

Kramlinger stated he appreciates the hydrant location. He reminded the applicant that all plans that come to the Fire Department for review must be stamped by a certified NH Licensed Fire Protection Engineer. He stated he encourages the installation of sprinklers but knows it cannot be a requirement unless the Code requires it.

Bobinsky stated he did not see the stormwater maintenance plan for post construction. Lawler stated it is included in the overall stormwater report and signed by the applicant. He stated he can forward an unbound copy of that for the files.

McLin stated no comment.

Mears noted that staff has reached out to the applicant to inquire if there would be installation of any new utility poles or changes and they have stated there would not be.

There was a brief discussion of the requirement for a driveway permit with the State.

Mears noted this application is scheduled for the April 21 Planning Board meeting for the public hearing.

- b. Ian Joseph Campbell, LLC is seeking a conditional use permit and site plan amendment to install solar panel array on 3' concrete pedestal and remove requirement to have stone under array for a property located at 413 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 36 Lot 3A, CUP#03-2021 & SITE#06-2021**

Packy Campbell of Ian Joseph Campbell LLC was in attendance to represent the application.

Campbell stated he is seeking to correct a miscommunication from the prior approval. He stated in the process of explaining to the Board the solar panels and how the reflected light works with them there was conversation of installing a reflective material under the array. He stated the array is a pervious surfaces and there is gap every two feet. He stated the arrays are at a different angle through the day and water does not store on them and therefore there is not a disturbance in the existing drainage. He stated the stone was proposed for additional backside boost but after discussion with his landscaper it was deemed that maintenance would be cumbersome having to spray with weed killer, they decided to loam and seed to restore the grass. He stated the lawn has been established. He stated he has provided the City with the annual stormwater maintenance report.

Campbell stated when he first went before the Board for the request to install the first 3 arrays he had submitted waiver requests. He stated he was only amending that plan and wanted to clarify if he had to resubmit the waiver requests.

Campbell stated he is seeking to install a 24 panel tracker in the lawn area opposite of the inverter. He stated this will be within the 100' wetland buffer but there are other structures located within that buffer as well. He stated he intends to cut down 3 pine trees that are located in the middle of the lot. He stated he does not think those are from the original site plan but rather just have grown over time. He noted that the pines will often drip sap onto freshly washed cars. He explained with the previous approval he had planted lilac bushes and day lilies.

Campbell summarized he is seeking to install one 24 panel free standing solar tracker, remove the condition to require stone be placed under the arrays and cut down the tree pine trees.

Mears stated tree removal had not been mentioned on any of the application documents. Campbell replied he does not think the trees were part of the original plan set and that he does not need an amendment approval to cut the trees.

Mears stated she will pull the original plans to review.

McGlynn stated no comment.

Metivier asked for clarification, the testimony is that a 24 panel tracker will be installed but the submitted documents state a 42 panel tracker is to be installed.

Campbell stated it was a typo to show the 42 and should be a 24. He explained to install a 42 panel tracker would require him to update the existing inverter and he does not want to do that at this time.

Kramlinger stated his concern is vegetation growth under the arrays and potential fires. He stated solar trackers have been a past issue for fire departments. He inquired how the applicant plans to keep vegetation grown to the minimum under the arrays.

Campbell stated it is lawn area that is under contract to be mowed routinely. He stated the arrays can be used in parking lots or over patios. He stated they are high up in the air and the grass under them will continue to be mowed.

Kramlinger stated he has less concern with just grass under the arrays since it is under most circumstances green and harder to burn. Vegetation growth is his concern.

Mears suggested a requirement for maintenance of the grass.

Bobinsky asked if there was an existing post for this array.

Campbell stated no, there will be a new post installed.

Bobinsky noted the application states the site is not 100% powered by solar and inquired what level they are at.

Campbell explained that it varies based on the business use and the solar generation.

Bobinsky stated he understands the request to remove the trees and suggested the applicant install a shrub in replacement for additional landscaping. He stated he does not have a large concern of the request to remove the stone for drainage purposes and think it will be fine without the stone.

McLin stated no comment.

Mears requested a copy of the stormwater inspection report by Norway Plains be submitted to share with the Planning Board.

Campbell stated he was concerned about the mowing becoming a condition and that is something more than how it is initially interpreted.

Kramlinger stated grass is a suitable for replacement of crushed stone, no implication that it has to be mowed.

There was an agreeance to that comment.

Kramlinger inquired if the applicant sells electricity back to the power source or grid. Campbell explained the net metering.

Kramlinger asked if the panels are owned by the property owner.

Campbell stated Bright Spot Solar LLC owns the panels and there is a purchase power agreement. He stated the solar panels do not work like a generator if there is no power the arrays turn off.

Kramlinger asked if there is an emergency on site is there contact information on the arrays that will connect emergency services with someone with the solar company or property owner.

Campbell stated the number for the car wash on site would connect them to an appropriate person that could assist.

Kramlinger stated he supports the removal of the pine trees.

Mears noted this application is going before the Conservation Commission on the 14th and Planning Board on the 21st.

c. Any other new business that may come before the Committee.

Mears informed the Board that she's been working with Robin Comstock on the Temporary Outdoor Dining. She will send out of the application to the Board for them to review if there is anything on the application needed for their departments.

MOTION: Metivier MOTION to ADJOURN at 11:26 AM.

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