

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
June 2, 2021

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

Excused Members: Paul Robidas and Mike Bobinsky,

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:32 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, , Metivier, McLin, Robidas and McGlynn were in attendance remotely.

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

1) Approval of the minutes:

- A) Metivier MOTION to approve minutes of April 14 (regular and MSP) and May 12 as submitted.
The MOTION is SECONDED by McGlynn.
The MOTION CARRIES by a 5-0 roll call vote.

2) OLD BUSINESS

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

3) NEW BUSINESS

- A) **Geoffrey Aleva, PE. On behalf of Somersworth Industrial Park LLC, is seeking site plan approval to construct a 40,000 sf. Contractor storage and office building with associated infrastructure on a property located at 187 Route 108, in the Commercial/Industrial (CI) District, Assessor's Map 44 Lot 28, SITE#01-2021**

Geoffrey Aleva of Civil Consultants was in attendance remotely to present the application.

Aleva stated the first review of this project was in January. He stated he has provided revised plans, that have been submitted for peer review and have addressed those comments and is awaiting a second review response. He stated he has made the revisions based on the SRTC comments from the last meeting.

Aleva reviewed the site plan package. He stated test pits are shown on the existing conditions plan as part of the peer review process. He has added the notes and comments to the plans as advised by the SRTC, indicating the noise, monumentation, landscaping and the

discussed stop sign. He stated there will be stop bar and sign for the exit of this contractor office area into the rest of the site. He stated they have also added the hydrant location.

Aleva stated the building design has not changed, the floor elevations have been modified to follow the grade. The peer review was focused on the stormwater issues and those have been adjusted per those comments. He stated the units are 20x40. He stated the turning template has been provided. The buildings will have sprinklers installed and cameras on the outside of the buildings for the central review. He stated an overall view of the entire site has been provided as well.

Aleva stated one of the waivers they are requesting is for a reduction in the buffer yard where the property abuts the residential property. He stated they are seeking a waiver from the requirements of having a bike rack.

Metivier inquired if there would be restrictions of accumulation of contractor supplies stored outside of the units.

Aleva stated in discussion with the owner they do not want there to be any stockpile storage areas. He stated they will be requiring everything to be inside of the building for any excess, it will have to be stored within the building.

Metivier inquired if that could be added as a note on the plan.

Aleva stated yes.

Kramlinger inquired if there would be information provided about the interior use of the buildings. He stated his concern is with the varying levels of occupancy and ensuring that there is appropriate fire protection for the use. He noted his Department will want the building plans be stamped and certified by licensed NH Fire Protection Engineer for compliance. He asked if vehicles will be allowed to be parked overnight.

Aleva stated yes, he stated they will have the plans for building permits show suppression, interior layout and fire rating.

Kramlinger stated from his perspective there will need to be an interconnected alarm system so that each condo unit is notified if an alarm goes off in one.

Metivier noted that with new occupancy of a use or change of ownership a new CO is required.

Aleva stated the sprinkler design will look at the highest potential hazardous use and designed for that. He stated each unit will have an office space in them as well.

McLin stated no comment.

Mears asked if any utility poles plan to be replaced.

Aleva stated he does not believe so. Expects power to come from underground utilities between properties.

Mears stated the applicant should address if irrigation will need to be installed long term or temporary for landscaping. She stated the condo documents will require legal review. She stated they are awaiting the second response from HW. She noted to ensure there was the appropriate waiver forms filed. Architectural elevations need to be provided and will likely

require a waiver from NE Architecture. She requested the stabilized construction entrance be added to sheet L1 and to use silt fence on the other side of the property. She stated the catch basin within the grass should have a paved apron around it. Please use silt sox in lieu of hay bales.

There was brief discussion of the addressing situation for this property. Mears stated the request should be sent to the Police Chief to be scheduled with the E911 committee for the address assignment.

Mears inquired if this will be condos or rentals. Aleva stated condos but until the individual units are sold the property owner will rent.

Mears stated this application is scheduled for the June 16 Planning Board in person meeting.

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

Mears noted meetings will be returning to in person.

MOTION: Metivier MOTION to ADJOURN at 10:58 AM.

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