

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
August 18, 2021**

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Tim Metivier, Robert Belmore Acting Public Works Director, Mike Hoage- Water Division Rep., Paul Robidas

Excused Members: Tim McLin, Michael Bobinsky

STAFF PRESENT: Dana Crossley, Planning Secretary

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

1) Approval of the minutes:

A) Metivier MOTION to approve minutes of July 28, 2021

The MOTION is SECONDED by Robidas.

The MOTION CARRIES by a 4-0-2 vote. (Hoage and Belmore abstained)

2) OLD BUSINESS

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

3) NEW BUSINESS

- a. **MTM Holdings LLC, is seeking site plan, conditional use permit and lot line adjustment approval to construct a 160,000 SF distribution center with infrastructure on a property located on Gator Rock Road/Seamore Drive, in the Industrial (I) District, Assessor's Map 47 Lots 1B, 1C, 1D, 1E, 1F, 1G, SITE#11-2021, CUP#05-2021 & SUB#07-2021**

Bob Stowell of Tri Tech and Doug Raymore Jewett Construction was in attendance.

Stowell stated the project is located on Gator Rock Road and Seamore Drive and will cover six lots that will be merged. He stated as part of this request the applicant is requesting to the City Council that the portion of road known as Seamore Drive but abandoned to become part of their lot. He stated they have been before the Public Works and Environment Committee with this request and received a favorable response as a recommendation to the City Council. Explained the building will have a large footprint and reviewed the layout of the building. There will be two entrances, main parking area for employees and back entrance is for truck maneuvering and access.

Stowell stated they are seeking a conditional use permit to disturb in the wetland buffer that is located in the back of the lot. This received a favorable recommendation to move forward to the Planning Board. He stated the majority of the disturbance is for the drainage retention.

Stowell stated in addition to the request to discontinue Seamore Drive, they will be reconstructing the roadway to install a new cul-de-sac in replacement of the hammerhead. He stated in order to do this they will need to complete a lot line adjustment to take a small portion of land to construct the cul-de-sac appropriately. That request is included in this application. He noted that the developers of Palmer Gas and Oil that abuts this project is also requesting that

Caiman Drive be discontinued. He stated a demo plan has been provided to address the existing infrastructure that is within the road and would be deserted.

Stowell reviewed the proposed building. They will be seeking a waiver from the requirements of NE Architecture but feel they have provided an attractive building for the use. He noted there will also be waivers from the height requirement as allowed in the Zoning Ordinance by a footnote, that will be for a 44' tall building. A waiver from pavement setback requirements because of how close the cul-de-sac will come to the site. He stated they are seeking a roadway width waiver.

Stowell reviewed the stormwater treatment plan, landscape plan and lighting plan.

Belmore asked if there are two retention areas and if there are special actions being taken to address concerns brought by the MS4 Permit.

Stowell stated yes there are two retention areas and the design meets the standards as provided in the regulations. He reviewed the flow of the stormwater through the treatment areas. He stated they are keeping the pre and post construction rates equal, one of the retention areas treats the back of the roof and upper site run off and the other treats the front of the roof and the parking/loading areas.

Mears stated Director Bobinsky was unable to attend the meeting and provided the following written comments:

- *Verify the turning radius of the new cul de sac, for fire public works, delivery trucks.*
- *City will need to reserve easements in the abandon elements of the road, (sewer, etc)*
- *Suggest 3rd party review of site drainage; traffic*
- *Applicant will need to relocate a fire hydrant currently in the cul de sac, subject to further review by the fire chief*
- *Applicant will need to pay new water and sewer hook up fees, via account.*
- *Boundary Line Adjustment Map 1 should be updated to show all existing utilities and structures. (ie not seeing existing fire hydrant, storm drainage line or sewer or water mains.*
- *Mike Hoage can confirm, but I believe I am right in stating we have a fire hydrant on the Seamore Drive portion that is proposed to be abandoned. Developer to relocate to proposed new cul de sac at location approved by the Fire Chief and placed such that it does not conflict with City snow plow trucks for winter plowing.*
- *Developer to document proposed process for abandoning the drainage, water main and sewer main utilities in the Seamore Drive segment of the roadway.*

Robidas asked for more information on the proposed use for the site.

Stowell stated the parent company is Home Fashion Design, this site will operate the e-commerce division which includes things such as fabrics, slip covers, sheet etc. there will be a small retail area for customers to visit.

Robidas noted there is a lot of parking being provided.

Stowell explained the parking calculations used, the goal was to reach 100 spaces but is providing 94. He noted there is also office use and estimating 50 employees.

Belmore inquired on the anticipated truck traffic.

Stowell stated they expect about 3 trips a day. He stated they have current sites in Dover and Newfields and if this site goes the way they want they may consolidate the uses to this site in the future.

Raymore reviewed the building materials and design. He stated it will be a pre-cast concrete panel building with glass storefront, large windows for the office areas and non-illuminated signage.

Kramlinger stated the fire hydrants in that location will need to be addressed, one hydrant at each entrance would be most ideal. He stated he would like to see the turning radius for the ladder truck to ensure it can appropriately traverse all entrances.

There was a brief discussion of the turning radius information.

Hoage clarified the demo information has been provided and noted he had not seen the hydrant details. Provided a copy of the hydrant standards and noted that the water pressure is 80 PSI on that road.

Metivier inquired if they have considered using pervious pavement. Stowell stated they have found that it is not a good fit for industrial uses due to the weight of the trucks but rather than the bio-retention area achieves the same goal.

Metivier inquired the location of the dumpster. Stowell stated they will be using compactors and noted the location.

Metivier commented that the ladder truck may have limited reach to the NE side of the building, could there be a gravel extension for the purpose of fire access to get there. Stowell stated they could look into that if needed but gravel creates more issues for the function of the bio-retention system.

Metivier inquired why the building height needs to be 44'. Raymore stated it is for the parapet that is 4' tall.

There was a brief discussion of the rain leaders and how the rip rap is being constructed.

Metivier inquired if the existing pump station can handle the load of expected employees. Stowell stated yes.

Metivier noted that fabrics are considered high hazard storage, what is the fire suppression inlet thought. Raymore stated there will be a PSR system and does not have the pipe size at this time but can provide that information.

Kramlinger stated in regards to an access road it would be great to see but not a requirement and they can deal with and informal access around the building. He stated the interior fire protection system will be discussed in more detail later in the process, noted that a NH certified fire protection engineer will be required. He stated there can be additional conservation for the fire hydrant connection.

Mears inquired the status of the drainage report, that will need to be submitted in order for the third party review to move forward. Waiver requests need to be made on the required forms. Please provide lot coverage calculations, parking calculations and height requirements to the plan.

There was a brief discussion on the traffic information and if that should be reviewed as well.

Mears stated at least turning radius will be reviewed. She inquired the light pole height. Stowell stated 25' but it can be addressed if necessary.

Mears asked for more information on the erosion control plan. Stowell stated it is showing silt fence but the contractors typically work with what they are comfortable, between silt fence, silt soxx or stump grindings.

Mears asked if the compactor will be screened and if snow storage is on the plan. Stowell stated the compactor sits 4' down and the snow storage is not shown but will add to the plan.

Mears clarified there is going to be a guard rail installed. Stowell stated yes.

Mears inquired if there will be irrigation or new utility poles. Stowell stated no new utility poles being proposed, an existing light pole will be moved.

Robidas noted there could be discussion at the meeting that one side of the building does not have windows.

Discussion of upcoming steps for the project.

A) Any other new business that may come before the Committee.
None.

MOTION: Metivier MOTION to ADJOURN at 11:08 AM.

The MOTION is SECONDED by Robidas.

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

Respectively submitted:

Dana Crossley, Planning Secretary
Site Review Technical Committee