

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
October 13, 2021**

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Michael Bobinsky, Amber Hall City Engineer (Representative of Public Works)

Excused Members: Paul Robidas, Tim McLin, Mike Hoage- Water Division Rep., Tim Metivier

STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:33 AM.

Note: Amber Hall, City Engineer was in attendance as a representative of the Public Works and Utilities Department.

1. Approval of the minutes:

Kramlinger MOTION to approve minutes of October 6, 2021

The MOTION is SECONDED by Bobinsky MOTION CARRIES by 3-0-1 (Hall abstained).

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **Emanuel Engineering, Inc. on behalf of Joaquin German, is seeking site plan approval for a 4-unit apartment building and infrastructure on a property located at 247 Main Street, in the Business (B) District, Assessor's Map 09 Lot 228, SITE#15-2021**

Bruce Scamman of Emanuel Engineering was in attendance to represent the application.

Scamman stated the project is located at the corner of Summer St and Main St. Proposal is to construct a 3 story, 4-unit multifamily with a pull under garage area for 3 parking spaces and 5 other onsite parking. The rear portion of the building will be two story, one apartment over the pull under garage and the front portion will be three stories. He stated with the grade of the lot they are moving the water along the side of the building and the parking lot water to the rear of the lot. He explained the proposed infiltration system and overflow catch basins. He stated they will be installing new gas and water lines across Summer St. There is an existing retaining wall and proposing to add another retaining wall, these will assist in covering some of the foundation from street view. The roof will drip onto stone basins to infiltrate the water. The contractor has provided a sketch of the elevations and understands they need to provide a more detailed elevation for the Planning Board.

Kramlinger clarified if there was only one door to the property and that it was on Summer St. Scamman stated there will be a stairway in the middle of the building but yes one door.

Kramlinger stated he would advise that the address be changed from the Main St. to a Summer St. address. He noted that the Fire Department requires the building plans to be stamped by a Fire Protection Engineer certified and licensed in NH for fire and life safety codes. He inquired if the retaining walls are higher than the foundation.

Scamman stated there is a 3-4' of drip edge and the segmental wall is under 30" to ensure there wasn't a requirement for a handrail. The existing wall ranges from 2'-4' but all is lower than the foundation height.

Kramlinger asked what the distance between the building on this site and the abutting building was.

Scamman stated there is an existing sidewalk and estimates there is about 5' of walking room on this property but can follow up with numbers.

Bobinsky stated there is a pavement moratorium on Main and Summer, Main St. expires in November of this year and Summer's expires in November of 2022. In order to cut into the new pavement the applicant would need to seek a waiver from the City Council and noted possible conditions attached to those requests. He stated he would recommend the drainage report be reviewed by Horsley Witten.

Scamman stated they took the previous house into account for their pre-development numbers.

Bobinsky stated there is some concern of the underdrain system.

Scamman stated he understood but does not want the water to run off across the street.

There was a brief conversation in regards to requirements for a catch basin.

Bobinsky asked for more information on the driveway width.

Scamman stated due to the drop in Summer Street they are utilizing a 12' wide driveway because it was more appropriate for the parking lot grading and overall safety.

Bobinsky inquired if any new curbing is being proposed.

Scamman stated no, because it is a residence and there is existing curb on the corner.

Bobinsky noted that the Planning Board may discuss possible offsite improvements to curbing or sidewalks. Noted he did not see any landscaping on the plan and there should be some appropriate landscaping added to the site.

Scamman noted where some bushes could be added.

Hall stated there was discussion of the pavement moratorium but additionally there is the winter moratorium that runs from November 15-April 15 and that should be considered as well. Snow storage appears to be within the bio-retention basins and as part of the MS4 permit they do try to avoid that.

Scamman stated he has previously filled the basin with stone which would allow for the trucks to drive over it to push snow across to leach over it. He stated he likes to see snow melting through the sand filter, there is not a lot of room on the site.

Hall noted a stormwater maintenance and inspection plan is required to be submitted. Noted they were not able to access the water shut off on Summer St. She noted she was unsure if the proposed water line would work with the angle they have presented.

Scamman noted that they were attempting to go through the retaining wall.

There was a brief discussion of the water line placement and other utilities.

Hall stated they prefer to avoid clean outs on the main for the sewer service and would be looking for a direct connection.

Bobinsky stated that if the utility lines are at an angle if in the future when they require a repair they would have to disturb more pavement.

There was a brief conversation of accessing utilities on Main St.

Bobinsky noted that the applicant will need to file a new water/sewer connection permit prior to the issuance of the building permit and can forward the fee schedule for that. Noted that there is an existing water line connection on Summer St. if that is being abandoned it will require an inspection to ensure it is done correctly. The PSI on Main St. is 100.

Mears requested the note about previous variances for the property be expanded to show all variances granted. Granite monuments are required in lieu of the iron pipes at the street corners. Please note any easements on the site and the architectural drawings should be in color and list the materials being used. Third Party review of the drainage report will be required. Please note the parking spaces on the plan. Requested a detail of the retaining wall be provided. There needs to be landscaping added to the plans, noted waivers can be sought should they not be able to meet the standard. Please provide photometric details of the wall lights. Inquired if they would be able to have trash pick up or a dumpster is required.

Bobinsky stated he will verify but believes 6 and under can utilize the trash pick up service. Scamman stated they have a trash collection area in the garage.

Mears stated the parking calculations should be added to the plan and note that three are within the building.

There was a brief discussion of the rate of stormwater going offsite post development.

Mears stated the Planning Board may discuss sidewalk improvements as an offsite improvement requirement. Noted there is a single family home on one of the direct abutting lots, it may be a requirement to add some sort of buffer, landscape or fencing for that property.

Discussion of next steps for the applicant.

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

MOTION: Bobinsky MOTION to ADJOURN at 11:27 AM.
The MOTION is SECONDED by Hall.
The MOTION CARRIES by a 3-0 roll call vote.

Respectively submitted: Dana Crossley,
Planning Secretary Site Review Technical Committee