

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
December 1, 2021**

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Tim McLin, Mike Hoage- Water Division Rep., Tim Metivier
Excused Members: Paul Robidas, Michael Bobinsky
STAFF PRESENT: Dana Crossley, Planning Secretary

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

1. Approval of the minutes:

McLin MOTION to approve minutes of November 3, 2021

The MOTION is SECONDED by Metivier MOTION CARRIES by 5-0.

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **MACK V Development, LLC is seeking site plan approval for a 19,097 SF retail building with outdoor and sidewalk display and infrastructure on a property located at 211 Route 108 Terrascape Parkway, in the Commercial Industrial (CI) District, Assessor's Map 44 Lot 10 and 24, SITE#13-2021**

Jim Cassidy of Hallisey, Pearson & Cassidy Engineering Assoc., **Mark D'Addabbo** of MACK V Development, LLC & **Jase Gregoire** of Civil Works NE were in attendance to represent the application.

Cassidy stated the proposed retail store will be on a portion of the Terrascape property and reviewed the surrounding area. He stated the request is for a Tractor Supply Company retail store and reviewed the overall site plan. He stated they have removed the Route 108 curb cut to allow for drainage improvements. Access to the site will be from Terrascape parkway and noted that a portion of Terrascape Parkway would need to be reconstructed. He stated they are proposing 84 parking spaces which is less than the required and therefore are seeking a waiver and further explained the justification for the waiver.

Cassidy reviewed the comments received from the previous SRTC meeting. They provided additional demonstrations that the roof top units would not be visible but have extended the parapet on the Terrascape Parkway side of the building. He stated the draft easement documents would be submitted prior to the PB meeting. The drainage report has received first review by Horsley Witten and they will work on the reviewing those comments. A traffic memo has been submitted. The Public Works Director submitted additional comments that they have reviewed. The DOT permit is in process. He stated they have provided details of the greenhouse. Bike rack is now located on the plans and a note for irrigation has also been added. He stated they are seeking a waiver from the requirement for granite curbing. He stated Terrascape Parkway is a private drive with a note being added to the plan regarding that. The landscape plan is being updated as well. He stated they addressed the comments from the Water Division. He stated

they have provided turning radius information for the truck specifications provided by the Fire Chief, but wanted clarification if what they have completed is what he was looking for.

Kramlinger stated they would like to know that the ladder truck would be able to traverse through the gated outdoor storage area.

Cassidy stated it is a 14' wide lane but is gated.

Kramlinger clarified that it is a through lane to the back parking lot.

Cassidy stated yes and can provide that calculation that the trucks could pass.

Cassidy stated they have updated the utility plan to show the existing four hydrants.

Kramlinger stated there should be a hydrant located on the Tractor Supply lot side of Terrascope Parkway so that the Fire Department did not block the roadway when needing to connect to a hydrant, allowing for clear access to the second driveway. He requested they provide the distance to the hydrant from the second driveway.

Gregoire stated they received the comments from Horsley Witten regarding the stormwater and drainage. He stated they have added additional porous pavement to the front parking area. Reviewed the flow of the drainage.

Cassidy explained the granite curbing waiver request. Noted there is only granite curbing on site for the radius and the entrances.

Mears inquired about snow storage and removal with the porous pavement. Also inquired about maintenance of the porous pavement.

Gregoire stated the design has no curbing around the porous pavement and they would be able to push the snow across to the snow storage areas. He stated it would be required to be vacuumed and that would be in the maintenance report.

Mears noted that additional trees need to be added to the parking lot or waivers sought. She can provide the standard landscape notes to them.

Metivier inquired the ownership of the lot and status of Terrascope Parkway, if it's a private road.

There was a brief discussion of Terrascope Parkway.

The application is scheduled for Public Hearing with the Planning Board on December 15.

- b. 506 High Street LLC, is seeking a site plan amendment to allow existing facility to be used for retail use on a property located at 506 High Street, in the Residential/Commercial District, Assessor's Map 40 Lot 09, SITE05-2012-A**

Marybeth Herbert of 506 High Street LLC and **Doug Amling** of Cricket Wireless were in attendance to represent the application.

Herbert stated they are seeking to utilize the existing site for retail. She stated there was a condition of approval from a previous approval that required them to come back before the Board for approval to allow retail use. She noted nothing will change with the overall site. There is parking for 8 on site and the traffic impact for this use is minimal.

Hoage stated a new water/sewer application needs to be filed, this is a requirement for all changes in use. Noted there is an existing 3 quarter domestic that in the past has frozen, insulating or having the connection deeper might be something to consider.

Metivier noted that when the building was constructed the original plan was for it to be on 4' frost wall but was constructed with a full basement instead. There is a condition from the Certificate of Occupancy that the basement can only be used for light storage such as the mechanical systems because there is not the proper two egresses. There should continue to be signage notify tenants that the basement is not to be used.

Herbert stated the tenants do not intend to use the basement for any purpose.

Kramlinger inquired if the interior floor plan was intended to change.

Herbert stated no.

Kramlinger stated that the life safety codes would need to be met, generally the Fire Department wants to see a plan stamped by a certified NH Fire Protection Engineer to ensure compliance with all of the codes. This was likely not a requirement when the original site plan was approved but is a requirement now. He stated in this case he would like to see a plan showing the existing life safety aspects of the site, if necessary a Fire Protection Engineer would need to be included.

Mears explained the history of this site and why the applicant is required to come before the Planning Board.

Metivier noted the building plans should be on file with the Building Department and is something they can come in to review.

This application is scheduled for the December 15 Planning Board meeting for public hearing.

c. Carlton Spencer & Sherri Bolin are seeking a 7-lot conservation subdivision on a property located at 279 Green Street, in the Residential Single Family (R-1) District, Assessor's Map 18 Lot 45, SUB#10-2021

Attorney Josh Lanzetta of Bruton & Berube and **Doug LaRosa** of Civilworks NE were in attendance to represent the application.

Lanzetta stated this site was previously submitted for a 5 lot subdivision, that application has been withdrawn and they are moving forward with a new application and plan. He stated the plan has been modified and is now proposing a 7 lot Conservation Subdivision plan. The roadway for this plan is shorter than the previous application's.

Lanzetta reviewed the comments received from the Public Works Director. He stated they will be seeking to have the roadway accepted as a City Street. They have submitted a permit to DOT for the driveway/roadway and safe sight distances have been reviewed, those were submitted with the 2020 application. The curb cut location will be determined by the State. Granite curbing is indicated on the plan set and will work with the Water Division to ensure compliance with their requirements. He stated the applicant is flexible for the City's digression if they want the cul-de-sac to have a landscaped island or no island. They have submitted a waiver from the requirement of sidewalks, the sidewalks would not connect to anything. He noted in the PWD's comments it references a memo from the 2020 application and reiterated that this is a new application.

Hoage stated there are 12x6 taps listed on the plan but they should be 8" lines in that area and needs to be an 8 x8 tap. For the number of hydrants would refer to the Chief. The houses will need PRVs because there is 100lbs of pressure in this area. The hydrants need to be K-81D.

LaRosa stated there is a note that PRV would be require.

McLin stated no comment.

Kramlinger inquired if they have reviewed the turning radius for the largest Fire truck.

LaRosa stated yes. It is the same size cul-de-sac as the previous application. Can add those details to the plan set.

Kramlinger inquired if the turning radius takes into account on street parking.

LaRosa stated if there are cars parked in the cul-de-sac a fire truck would not be able to pass. He stated they could add no parking signs to the cul-de-sac.

Brief discussion of parking on the street.

Kramlinger noted he was fine with the proposed hydrants, only concern is was the truck turning radius for cul-de-sac.

Metivier stated if he was on the Planning Board would support the no sidewalk requirements for the stated justification and would not be in favor of a landscaped island in the cul-de-sac.

Lanzetta noted there would be an HOA.

Mears inquired on the language for the HOA and easements.

Lanzette stated they would be looking to have those be part of the conditions of approval for completion.

Mears stated there is a current balance for Third Party Review and will start the new review with that amount on file, if more is needed they will inform the applicant. She noted that some of the trees are being shown in the proposed driveways. Clarified the location of the leach field for the original house.

LaRosa stated it was being relocated.

Board stated they felt this application did not need to come back to the SRTC prior to going to the Planning Board for public hearing. Anticipated Planning Board meeting in January for public hearing.

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

None.

MOTION: Metivier MOTION to ADJOURN at 11:33 AM.

The MOTION is SECONDED by Kramlinger.

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

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