

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
December 8, 2021**

MEMBERS PRESENT: Bob Belmore- City Manager, George Kramlinger, Tim McLin, Mike Hoage-
Water Division Rep., Tim Metivier, Michael Bobinsky

Excused Members: Paul Robidas, Michelle Mears

STAFF PRESENT: Dana Crossley, Planning Secretary

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

Belmore was acting chair in place of excused Mears.

1. Approval of the minutes:

Metivier MOTION to approve minutes of December 1, 2021

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

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **Wentworth-Douglass Hospital is seeking a Minor Site Plan for a 693 SF addition to existing surgical facility on a property located at 6 Works Way, in the Commercial/Industrial (CI) District, Assessor's Map 61 Lot 14B, SITE#16-2021**
PUBLIC HEARING

Holly Santovasi of Wentworth Douglas Hospital and **Dale Taglienti** of E4H Architecture were in attendance to represent the application.

Taglienti stated this site was before the SRTC for an addition to expand the storage area of the building. In the past two years there has been increased need for an additional OR at the facility. They are seeking approval to add a 693SF addition that will allow for increased storage, a sterile processing area and new OR. The site was originally developed with the intent to have 3 operating rooms. There are two existing operating rooms and this addition will allow for the third. The addition will match the existing architecture, there are no windows in this area due to the nature of the interior work but the architecture will match. Taglienti noted the parking requirements that will be met.

Belmore opened the public hearing:

No public comment received.

Public hearing closed.

Hoage stated there does not appear to be a change in the utilities. Noted a new water/sewer application will need to be filed with the addition that is being up on, fees are determined if there is increased use.

McLin stated parking addressed with original development and had no further comment.

Bobinsky clarified the use of the addition.

Taglienti stated there is existing space that they will re-organize for storage and sterilizing area and add one new operating room.

Bobinsky stated he would recommend that the drainage be reviewed by the City's Third Party Engineer to ensure it remains compliant.

Santovasi stated she spoke with Mears earlier in the week and Civilworks NE is working to update the drainage.

Bobinsky clarified the proposed landscaping will be replacing the existing.

Santovasi stated yes, it will be new landscaping to replace the landscaping being disturbed.

Kramlinger stated he had no questions. He stated the Fire Department will want to see the interior design for Fire and Life Safety Codes prior to the certificate of occupancy to ensure compliance and no delay in issuances of the CO.

Metivier stated no comment as the architecture matches, the build out had been preliminary discussed during the last addition, the size is under the Planning Board jurisdiction and under this Committees and it is almost a duplicate of the first addition.

Belmore stated Mears provided a memo with conditions of approval:

1. The existing landscaping that this addition will impact will need to be moved and replaced in kind;
2. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced in a timely manner as long as this site plan remains valid;
3. Final plans shall bear the stamp and signature of the engineer and include lot coverage information including building coverage and updates to any parking requirements;
4. The drainage shall be reviewed by the City's Third Party Review agent to ensure compliance; An escrow account shall be established to cover the cost of the review prior to start of review.

MOTION: Bobinsky stated, I move that the request of Wentworth-Douglass Hospital for a Minor Site Plan for a 693 SF addition to existing surgical facility on a property located at 6 Works Way be APPROVED WITH THE FOLLOWING CONDITIONS:

1. The applicant shall apply for a new Water and Sewer Connection Permit; The applicant will be required to pay standard water and sewer connection fees assessed on new properties connecting to the water and sewer system. Water fees will be based on the size of water meter needed and the sewer connection fees will be based on estimate of water used and equivalent number of bedrooms. This shall be completed prior to the issuance of the CO;
2. The existing landscaping that this addition will impact will need to be moved and replaced in kind;
3. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced in a timely manner as long as this site plan remains valid;
4. Final plans shall bear the stamp and signature of the engineer and include lot coverage information including building coverage and updates to any parking requirements;
5. The drainage shall be reviewed by the City's Third Party Review agent to ensure compliance; An escrow account shall be established to cover the cost of the review prior to start of review;

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

- b. **FFF Holdings, is seeking a 4 lot Conservation Subdivision and Conditional Use Permit for a property located on Bernier Street, in the Residential Single Family and Residential Duplex (R1 & R2) Districts, Assessor's Map 36 Lot 24, SUB#11-2021 and CUP#07-2021**

Bob Stowell of Tritech Engineering and **Dave Francoeur** of FFF Holdings were in attendance to represent the application.

Stowell stated the proposed subdivision is on Bernier Street and was originally phase 2 of the existing subdivision in the 60s but was never completed. At that time it was an 11 lot subdivision on the 7 acre parcel of land. He stated this proposal went before the Planning Board for a conceptual review. Proposal has two common driveways to 2 houses each. Noted they need to file for a Special Use Permit to allow for the less than half the required frontage for each lot. There was feedback from the PB at conceptual review not in favor of the common driveways but will be putting language together in the HOA to minimize issues in the future. Stated they are seeking a Conditional Use Permit, the development area is good soils but there is some impact to the buffer. He noted that the Conservation Commission Chair had provided some notes on the plan and those would be discussed with them at their meeting that night. The site is not serviced by City Sewer and septic systems will have to be installed but there is City Water on Bernier St. Stated the intent is to have the two services run in one trench up each common drive and split to have 1" services for each house. Shut offs will be in the right of way. He stated they are providing above the standard requirement for the open space area.

Francoeur noted that they have provided a buffer between the proposed lots and the existing lots. He stated the plans were well received at the PB conceptual review and want to try to protect the existing neighborhood. He noted the negative comments received from that review were in regards to the common driveway but feels as long as there are rules and regulations in place for the maintenance prior to selling the lots it limits the property issues.

Metivier stated he would not be in favor of the common driveways. The Code Office receives complaints on common driveways often. He referenced Chapter 22A in regards to shared driveways.

Kramlinger inquired the width of the driveway.

Stowell stated it is a 14' travel width.

Kramlinger stated his concern is that in over time there would be overgrowth and difficulty for the Fire apparatus to pass. He stated the driveways appear to have turn around areas for emergency service vehicles. He asked if the houses would have Bernier St. addresses.

Stowell stated the intent is for them to be Bernier St. addresses, he noted they could add language to the HOA in regards to overgrowth maintenance for safe passage of fire apparatus and they would provide turning radius information for ambulance apparatus.

Bobinsky stated the applicant will need to work to the E911 committee for compliance for addressing. He stated based on the presentation there would be two driveway permits required, two curb cuts and the driveways would be 12' with 2' shoulders. Asked if the open space area would be held in common or under one ownership.

Stowell stated the HOA would be the owner of the open space area, the ordinance restricts that the open space area cannot be part of one lot, it will additionally have a conservation easement as well.

There was a brief discussion of the type of septic to be used.

McLin stated he appreciates the buffer to the existing neighborhood. He noted with the shared driveway, has seen some that work and others that do not, if people act reasonably the design can work.

Stowell stated the design was done this way in efforts for it to be less traumatic for the property owners on Bernier St.

Further discussion on the shared driveways.

Hoage clarified each home would have its own connection for water.

Stowell stated yes, that will run to one trench for each access point.

Hoage noted that the area runs about 81 PSI and PRV's might be required, can update the reads to confirm.

Belmore read the notes provided by Mears.

- Provide easement language for the driveways and utilities;
- Utilities need to be underground or a waiver sought;
- A special use permit is required (due to smaller frontage);
- 3rd Party Review of the drainage will be required or waiver;
- The CUP Plan page states Rochester in notes, please change to Somersworth;

Stowell stated similar to the Blackwater Road development they did not complete a drainage report and would be seeking a waiver from those requirements, would submit the waiver form.

Metivier stated in the yield plan provided it appears the buffers could still be achieved and maintained in the same manner as this plan. Noted again that he does not like shared driveways.

Kramlinger stated he would like to see conformation that the ladder truck could make the left hand curve.

Stowell stated they could do that.

Bobinsky inquired about the grading plan.

Stowell reviewed the grading, noted the CUP plan shows the typical development and limits of where the areas that can be developed along with buildable area.

Application will come before the SRTC again prior to Public Hearing with the Planning Board.

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

None.

MOTION: Metivier MOTION to ADJOURN at 11:25 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