

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
February 2, 2022**

MEMBERS PRESENT: Michelle Mears, George Kramlinger, Mike Hoage- Water Division Rep.,
Paul Robidas, Tim McLin, Michael Bobinsky

Excused Members: Tim Metivier

STAFF PRESENT: Dana Crossley, Planning Secretary

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

1. Approval of the minutes:

Robidas MOTION to approve minutes of January 5, 2021

The MOTION is SECONDED by Bobinsky MOTION CARRIES by 6-0

2. OLD BUSINESS

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

3. NEW BUSINESS

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

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

Stowell stated they have responded to the SRTC comments from the previous meeting, provided copies of the proposed legal documents (easements and HOA) showing how they would address the discussed concerns of the shared driveways, particularly responsibilities. He stated the intent is to stick with the common driveway. Conditional use permit was reviewed by the Conservation Commission received a recommendation for approval with a few conditions. The special use permit to allow the smaller frontages has been submitted along with a waiver request from requirements to submit drainage report information. This is similar to what was done with the Blackwater Road subdivision, as there is no roadway infrastructure being constructed rather road frontage lots, noted though how this layout would differ from that development. Discussed the buffer and test pits along with septic systems.

There was a brief discussion regarding the shared driveways, concern of first property owner clearly understanding what they are purchasing but not the property owners in the future.

Kramlinger stated no further comments.

Bobinsky stated he appreciated the responses but regarding the request for no third party review, he has a concern of impact to Bernier Street from the sitework, particularly erosion control during construction and impacts to the public right of way. He stated he wants to ensure it is done right for the erosion control and stated he would like to see some level of 3rd party review for construction inspections.

Stowell stated they are not concerned of water coming down onto Bernier and the erosion control methods are shown on the plans.

Bobinsky stated the design and points are helpful and want to ensure it is built that way, noted he would like a level of 3rd party oversight.

Stowell noted they are seeking a waiver from providing drainage calculations not opposed to inspections.

D. Francoeur requested clarification of the 3rd party oversight, noted the house locations are a sketch and have potential to change once a buyer is involved.

Mears stated concern is changes to grading from what is shown on the plan and then what is done on site with contractors and would like to have that reviewed at some point of construction.

There was brief discussion of 3rd party review for construction inspections.

Francoeur stated he has spoken to a few of the abutters, had discussion with abutters that will be closest to the new driveways, shared the plans, explained they were constructing driveways not roadways, noted there is an abutter whose garden is on their property and that abutter is aware of that fact.

Mears noted that it would not be unheard of if the abutters attended the public hearing and expressed drainage concerns.

Bobinsky reiterated that he would like some level of 3rd party review, ensure driveway locations, buffers remain intact, etc.

Francoeur noted they would construct the driveways first and it would be a good time for those to be inspected, but what point for other areas of construction.

There was a brief continued discussion regarding grading.

Mears stated they want to ensure there is no water flow off property.

Francoeur suggested when the septic plans are approved by DES could be reviewed for any grading issues then.

Mears stated she would reach out to Horsley Witten for a cost estimate.

Francoeur inquired if the driveway inspections done by the City could also check the buffers.

The applicant was cautioned the Planning Board could continue application if they found any issues with the drainage a concern.

Mears noted a sidewalk waiver needed to be submitted. Please ensure there is a note for the regarding within the buffer plantings need to be natives. There will be an escrow account required for the legal review of the easements and HOA documents.

This application will be scheduled on the February Planning Board meeting for public hearing and action.

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

Mears noted a fire arm retail and manufacture agent is looking into utilizing a property on Main St. is there any suggestions from Police, application through Planning Board would be required.

McLin noted a process.

Mears stated she would advise them to reach out directly to the PD.

MOTION: Bobinsky MOTION to ADJOURN at 11:15 AM.

The MOTION is SECONDED by Robidas.

The MOTION CARRIES 6-0.

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