

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE  
MINUTES OF MEETING  
February 16, 2022**

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

The meeting was called to order at 10:31 AM.

**1. Approval of the minutes:**

Bobinsky MOTION to approve minutes of February 2, 2021

The MOTION is SECONDED by McLin MOTION CARRIES by 5-0

**2. OLD BUSINESS**

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

**3. NEW BUSINESS**

- a. **Michael & Colleen Foligno are seeking a 2 lot subdivision and conditional use permit for a property located in Dover and Somersworth, known as 193 Blackwater Road, in the Residential Single Family (R1) District, Assessor's Map 67 Lot 04, SUB#02-2022 & CUP#03-2022**

Joe Berry of Berry Surveying & Engineering was in attendance to represent the application.

Berry stated they are proposing a two lot subdivision for a property that is located within Somersworth and Dover. The lot within Somersworth will be a 40,000 SF lot with frontage in Dover. He stated they have received a letter from the Department of Public Works that they would be able to connect to Somersworth water so long as the residence is primarily in Somersworth. They are seeking a conditional use permit as well and that was reviewed at the 2/9/2022 Conservation meeting and received a few recommendations, one of those being if they could reduce the driveway from a 18' to 15'. He stated the subdivision has been approved by the City of Dover.

Hoage stated there is an existing 2" plastic line and there will be a test pit required in order to locate the line due to the material. There is about 100 PSI in this location, therefore a PRV will be required. The water line needs to be sleeved going into the foundation wall and a trench inspection prior to backfill will be required.

McLin stated no comment.

Bobinsky acknowledged he provided a letter indicating that if the building was in Somersworth it can be serviced by City Water and this will need to be confirmed through a site inspection. He clarified the frontage is in Dover and the back half of the lot is within Somersworth.

Berry stated yes.

Bobinsky inquired if they were required to receive a driveway permit in Dover.

Berry stated it was not discussed during that Planning Board review.

Bobinsky stated the applicant will need to complete the process to verify the size and location of the water line.

Mears clarified there would be underground utilities as required in the regulations.

Berry stated yes.

Mears stated the plans will need to be stamped by a wetland scientist. This lot will need a new address and will go through the E911 addressing process with Somersworth prior to Building Permit. Inquired if this is located in the 100-year flood plain.

Berry stated no.

Mears inquired the status of the septic permit.

Berry stated they had no applied yet, wanted to go through the planning process first. But feels it meets the States regulations.

Bobinsky confirmed the applicant would need to go through the E911 committee for addressing.

Kramlinger requested the location of the closest fire hydrant.

Berry stated they could confirm, noted that Dover did not service this area with water.

Kramlinger stated he was concerned for egress for fire apparatus and will want to see the truck turning calculations to ensure egress along with calculations that show an ambulance would be able to turn around on site. He stated it would be his preference to see the driveway remain at 18'.

Hoage noted there is a hydrant two lots to the east which is the last one on Blackwater.

Kramlinger stated he is okay with hydrant location based on that comment.

The applicant was advised of next steps and submission.

- b. Nobis Group on behalf of Summa Humma Realty-Somersworth is seeking site plan and conditional use permit for 12,000 SF automobile sales of new and used tractors, equipment and trailers with infrastructure on property located at 355 Route 108 and Enterprise Drive, in the Commercial/Industrial (CI) District, Assessor's Map 48 Lots 24A, 24G, 24I, CUP#01-2022 & SITE#02-2022**

**Brett Kay** of Nobis Group was in attendance to represent the application.

Kay stated the proposal is to merge three undeveloped parcels that have frontage on Route 108 and Enterprise Drive. The site plan layout will look similar to a car dealership with display in the front and storage in the rear. He stated they will be constructing a 12,000 SF single story building that will have office and retail along with a service area.

Kay stated all service maintenance would be completed inside the bays. He stated they are proposing to use the existing curb cut on Route 108 that services the Hilltop Fireworks site. Deliveries and larger trucks can exit the site via Enterprise Drive. Reviewed the stormwater treatment areas. He stated they will be connecting to the existing water line that is on site. There is an existing hydrant on the abutting site and sewer will connect on Enterprise Drive. He noted that natural gas is missing from the plan but intend to connect on Route 108 and will update the plans to show the connection. Stated they have included a lighting plan and interior landscape plan. They are seeking a conditional use permit and that was reviewed by the Conservation Commission and received a recommendation for approval without comments.

Hoage noted that the water line on site is a private line, inquired if they had been in contact with the property owner of Hilltop Fireworks.

Kay stated they were not aware and the property owner has had contact with them.

Hoage stated the applicant would need to work with the Hilltop Fireworks owner regarding connection to the private line. An 8" line is required, new water/sewer connection permits will be

required, services shall be sleeved to the foundation and a trench inspection prior to backfill is required. He stated they do require copper lines to the property line but can work with them due to private ownership.

McLin stated he has no comment.

Bobinsky noted any trench openings on Route 108 would require State permits.

Kay stated they will be working with DOT for updating the driveway permit.

Bobinsky stated he reviewed the traffic memo and asked for clarifications on the traffic markings being proposed by the traffic engineer.

Kay stated they are recommending a stop sign and bar be added to the driveway of the Hilltop Fireworks and Route 108 intersection.

Bobinsky noted the fire hydrant on the Hilltop Fireworks lot is private as well. Noted he did not see annual inspection report formats included in the stormwater management information.

Kay stated they will be submitting AOT information and that will be included there.

Bobinsky stated he recommends third party review of the stormwater. Confirm location of emergency overflow locations in stormwater infiltration basins 1 and 2. It appears to overflow into the road which is not allowed. Consider adding a catch basin near the driveway to capture runoff or modify grading /drainage plan. He noted the applicant would be responsible to maintain and service the oil and grit separator. Acknowledged the landscaping plan uses trees from the approved tree ordinance list and inquired about solar for the site.

Kay stated they plan to add it in the future but not at this point.

Kramlinger stated he sees the private hydrant but inquired locations of the other hydrants.

Hoage stated there is one at the entrance of the car wash, where there is debate of ownership.

Kramlinger inquired if there had been fire flow calculations completed.

Kay stated not yet.

Kramlinger stated he is concerned of the hydrant locations, if there is a major fire, would like to see hydrants at the rear entrance at Enterprise Drive and one at the front entrance on Route 108.

Kay noted the building would have a sprinkler system.

Hoage noted locations of hydrants on Route 108.

Kramlinger stated he would review hydrant locations and provide further comment.

Kramlinger request truck turning calculations for the ladder truck, addressing circulation wherever there is pavement on site. If needed he can provide a spec sheet. Clarified the north side of the building does not have pavement or vehicle access.

Kay stated that is correct.

Kramlinger stated the building permit plans will be required to be stamped by a certified NH Fire Protection Engineer to ensure compliance with all life safety codes.

Mears stated they have reached out to Horsley Witten for review of the drainage, erosion control and truck turning maneuvers on site, will advise when they have received that contract. Waivers will be required for sidewalks and bike racks. Inquired if there would be irrigation installed, if not please provide a letter from the landscape architect that the plans are drought tolerant. She noted that with the sidewalk waiver, the Board may ask for an offsite improvement in lieu of installing sidewalks. Please provide a dumpster enclosure detail and v-grooves on the concrete pad for the dumpster.

Kay noted a plan view on C6.

Mears inquired the snow storage areas.

Kay reviewed the locations for snow storage.

Mears requested easement language be provided.

There was a brief discussion on the parking waiver and ADA requirements.

Mears requested the parking calculations be shown for the number of vehicles on display and areas of display. Regulations and zoning requires that the new inventory be stored in front. Please provide hazardous materials information. Inquired if they are proposing granite curbing.

Kay stated some concrete and bituminous in the rear along with some granite in the front of the site.

Mears stated a waiver would be required for bituminous curbing and noted the Board has not been inclined to grant those waivers. She stated the illuminated trim will also require a waiver to allow that. Clarified there are no RTU.

Kay stated no.

Mears requested a lighting plan detail for the mounted lights. Will provide additional notes that should be included. Inquired if there are any bollards.

Kay stated in the rear by the service bays.

Bobinsky requested the chain link fence be black vinyl alternatively for the dumpster.

There was brief discussion of fencing on the site.

Mears inquired truck traffic patterns.

Kay stated they would use Enterprise Drive for access.

Applicant was advised of next steps and submittal dates.

- c. Palmer Gas & Oil is seeking site plan, a lot line adjustment and conditional use permit approval for a 22,100 SF building (office, warehouse and truck service bays) and infrastructure for a property located on Gator Rock Road, in the Industrial (I) District, Assessor's Map 47 Lots 1H, 1I, 1-J & 1K, SITE#03-2022, SUB#03-2022 & CUP#04-2022**

**Bob Stowell** of Tritech Engineering, **Bill Ermer** and **Paul Perry** of Palmer Gas & Oil were in attendance to represent the application.

Stowell stated as part of this application they have re-submitted for the lot line adjustment that would discontinue Seamore Drive and Caiman Drive and a cul-de-sac to be reconstructed on Gator Rock Road. As part of that LLA they would combine the four lots together and expand upon the existing facility. Reviewed the updated utilities plan.

Stowell stated they are seeking a conditional use to impact the buffer and there would be no impact to the wetland. There are some impervious improvements into the buffer but most of the work is for grading to handle the bio-retention area. He stated they are scheduled for the March Conservation Commission meeting. He stated the phase 1 impact is included in calculations on the plan.

Stowell reviewed the overall site plan, he noted they would be keeping the pavement from Seamore Drive and utilizing that as a drive access to the site, excess pavement would be removed. The dumpster would be relocated and adding more bobtail parking spaces. The new building will have offices, truck storage and maintenance bays. He stated there is a large area interior for training purposes. There will be a new curb cut off Gator Rock Road, with parking the front for customers.

There will be fencing around the entire site to keep the facility secure, they will be enclosing the entire lot for anticipated growth in the future. There will be propane inventory stored on site. The drainage design accommodates future impervious surface on site as well. He stated the landscaping plan has not been submitted yet, architectural plans have been and feel it fits in with the NE architectural requirements. Noted that they are using raised metal panel and understand that will require a waiver. Noted they understand a third-party review of the drainage will be required. The photometrics plan has been included as well as a traffic memo.

Hoage stated the domestic and fire suppression lines need to be individual connections. There is a note about a 8" x 8" line that needs to be updated. He stated the lines will need to be sleeved going into the foundation.

There was a brief discussion regarding water connections.

McLin inquired if there would be appliance retail on site.  
Ermer stated there would be administrative offices and maintenance for the vehicles.

Bobinsky inquired why there was barbed wire on the fence.  
Stowell stated it is a requirement from homeland security due to the propane tanks.  
Bobinsky asked for clarification of the easements.  
Stowell stated the easements are related to the abandonment of the roadway, there is a 30 x 30 easement around the pump station and one contiguous with the roadway for utilities. The force main easement is for the HOA.  
Bobinsky inquired about a dash line shown on DE1 and the light pole base information shown on SP7.  
Stowell stated the dash line is a saw cut and the light is 5' off the edge of pavement and will be 6" from finish grade to a new 20' pole.  
Bobinsky requested additional information on the dumpster pad note. The new curb cut into Gator Rock will require a driveway permit through DPW. E-911 will need to review the site to ensure address compliance.

Kramlinger stated he appreciated the turn radius calculations. Inquired where the fire department connection was located.  
Stowell stated at the left-hand corner of the building and noted due to the scale of the project could not get the hydrant location shown.  
Kramlinger noted there is one located on Gator Rock and by the cul-de-sac and had no issue with those locations. Noted a certified NH FPE will be required to have stamped building plans. Requested clarification on the location of tanks.

Mears stated there were a few comments received from Tim Metivier prior to his departure from the City of Somersworth one of those inquired on a better location for the fire department connection.  
Kramlinger suggested it be left as is for now and addressed during the building permit if necessary.

Mears asked for more information on the delivery bays. Inquired the location of the bike rack.  
Stowell stated there is a warehousing area, 8 bays, 2 for service and remaining is for storage. Stated they would be seeking a waiver from the bike rack requirement.

Mears stated there would be a 3<sup>rd</sup> party review of the stormwater/drainage, reports have been sent off for cost estimate, this will include turning calculations on site. Need updated waivers that address bike rack and sidewalk requirement. Is there going to be new utility poles installed.

Stowell stated they would be keeping the existing light pole.  
Mears stated the propane inventory is within the buffer and not certain that can be located there. Will clarify. Inquired if the test pit locations had been provided.  
Stowell stated those would be empty tanks. Test pit locations is provided in the drainage report.  
Mears requested the parking calculations be broken down on the plan by use. Inquired if there would be granite curb.  
Stowell stated yes at the entrance.  
Mears asked for more information on any loading or delivery areas.  
Stowell stated it is not marked, reviewed those planned areas. Noted the areas for future development would be loamed and seeded if disturbed and the drainage calculations consider it as developed.  
Mears stated snow storage needs to be shown, along with lot coverage information, setbacks for pavement and building. Inquired the purpose of the tanks on the side of the building.  
Stowell stated that is to service the building.  
Mears stated with the landscaping plan if there is no irrigation planned please provide a letter from the landscape architect that plantings are drought tolerant. Colored architectural plans are required but thinks the building looks nice in design. Will provide any standard notes. Please ensure re-planting is noted for native seed mix.

Bobinsky clarified turning calculations have been done for the cul-de-sac.  
Stowell stated yes, the exhibit is being re-used from the project proposed across the street.

Next steps were reviewed with the applicant.

Stowell requested if possible, for the lot line adjustment application to move forward separately.  
Mears stated they would advise if that could work.

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

MOTION: Kramlinger MOTION to ADJOURN at 11:58 AM.  
The MOTION is SECONDED by Bobinsky.  
The MOTION CARRIES 5-0.

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