

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
March 2, 2022

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

Excused Members:

STAFF PRESENT: None.

The meeting was called to order at 10:34 AM.

1. Approval of the minutes:

Bobinsky MOTION to approve minutes of **February 16, 2022**

The MOTION is SECONDED by McLin MOTION CARRIES by 5-0-1 (Robidas abstained)

2. OLD BUSINESS

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

3) NEW BUSINESS

a. A3H Holdings LLC, is seeking site plan approval for a Motor Vehicle Service (drive thru car wash building) and associated infrastructure on a property located at 436 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 38 Lot 1A, SITE#01-2022

Jon Young and Curtis Neufeld of Sitelines were in attendance to represent the application.

Neufeld reviewed the revisions submitted. Primary changes bike rack fencing and dumpster enclosure and calculations revised. The building has no changes since first review. The applicant is asking permission to modify center turning lane dealing with the City regarding turning lane. There are minor changes to landscape plan landscape architect plant species native.

Neufeld reviewed the SRTC memo comments received and changes that were made, items addressed include: minimum parking and employees, traffic memo to address traffic counts, waiver for increase in lighting due to mature pines located on adjacent property, landscaping plan, details on lights and height- same LED light on commercial and an architecture bulleted list updated list- exterior hardy plank material.

Neufeld reviewed the sound volumes for canisters in vacuums. Noted they cleaned up ADA notes and square footage and updated information for the PD. Provided information regarding the grease inceptor detail. Noted maintenance and ongoing inspection acceptable- annual report. Also included is a traffic circulation plan- with turning radius details.

There was a discussion on Aspen Dental-Brixmor- closed off entry issue past south entrance of the project. It was recommended the applicant add to traffic report no cuts. The City coordinated timing of line painting with DPW would with PD condition of approval done per plan.

There was a brief discussion regarding turning lanes into the site. The applicant will provide a fully engineered plan. Spill Prevention Plan and data sheets on the plans.

Stormwater inspection and maintenance plan- sheets developed thru Maine DEP- the applicant is fine with making necessary revisions.

Bobinsky asked that the current trees be removed from right of way and placed on private property. DPW asked for information about recycle tanks and anticipated water and sewer. Foundation drains into one of the catch basins

Kramlinger requested Fire Department vehicle movements – truck comes in north navigate property.

Mears questioned the dumpster size for the pad and the architectural on C3.

Bobinsky noted the recycled water in application- put it into more a narrative form- discharge into municipal sewer 2/3 recycled.

There was a discussion about freezing outside of the car wash- icing situation heat entrance to tunnel and drive aisle. If there are modifications to driveways to accommodate the entrance modify existing location the applicant will apply for one permit two curb cuts administrative process that is managed in Public Works.

Neufeld explained it will be installing 6,000 gallons storage tanks rise water goes back into reclaim system the other 3000 gallons instore water system. The tanks cleaned periodically using a reverse osmosis system.

Hoage stated this project needs a new water account interaction with Water Department to calculate impact fees.

Neufeld stated that the wrong plan in packet- for landscaping. This will be updated. The applicant will submit the traffic memo and chemicals documents electronically. Explained that the dumpster pad is 112 SF.

Robidas discussed the traffic light bases on both sides of the road as part of the ambulance service previous approval process. The applicant across the street has asked if it could be removed.

The applicant has no objections to removing the bases.

Bobinsky let the applicant know that excavation within ROW needs a permit. Service connections or taps trench permit.

There was also a discussion of offsite improvements for sidewalks. The Planning Board may require off-site improvements similar projects include Firestone.

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

There was a discussion about the request for memo for the Planning Board regarding 193 Blackwater Road and Fire Hydrants. Chief Kramlinger asked if he should be present at the Planning Board meeting. He noted that the following was included in a memo he provided:

1. The proposed structure is approximately 900' from the nearest fire hydrant.
2. Under normal conditions, a reasonable water flow for fire fighting is possible using our present equipment and the previously identified nearest fire hydrant.
3. Although not optimal, the severity of this situation is reduced as there are no exposed structures in close proximity to the proposed new structure.
4. The developer and any home owner must understand that fire insurance premiums may be higher given the distance of the nearest fire hydrant.
5. The developer and any home owner must also understand that The City of Somersworth is not responsible for any reduced fire suppression capability or increased insurance premiums as a result of the increased distance to the nearest fire hydrant.

6. I recommend approval of the fire hydrant waiver.

MOTION: George MOTION to ADJOURN at 11:25 AM.
The MOTION is SECONDED by Bobinsky.
The MOTION CARRIES 5-0.

Respectively submitted: Michelle Mears, Director of Planning and Community Development
Site Review Technical Committee