

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
March 9, 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 10:32 AM.

1. Approval of the minutes:

Bobinsky MOVED to approved the 2/16/2022.

The MOTION is SECONDED by McLin. The MOTION CARRIED 5-0.

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **Maddison Gassman is seeking a minor site plan to allow a daycare facility within the existing building in a property located at 436 Route 108 in the Commercial Industrial (CI) District, Assessor's Map 56 Lot 1A, SITE#04-2022 PUBLIC HEARING**

Maddison Gassman was in attendance to represent the application.

Gassman provided her background information that has led her to this point. Stated she is seeking approval for a childcare center. The intent is the utilize the existing Sunday School classrooms within the Next Level Church. There are no plans to change any existing features at the facility, will be using the classrooms during the week. Noted the State has recognized the need for childcare centers and is assisting in streamlining the process for establishment.

Mears opened the public hearing.

No comments received.

Mears closed the public hearing.

McLin stated any concerns the Police may have would be addressed by the State with their licensing procedures. No other comments.

Hoage stated a new water/sewer application will be required for the change in use. No other comments.

Bobinsky inquired the status of the childcare license.

Gassman stated they are following the steps in order by first getting the local approval and then moving through inspections to then submit for the license. Stated the DHHS is assisting in the process.

Bobinsky inquired the hours of operation.

Gassman stated 7am to 6pm, Monday – Friday.

Bobinsky inquired the number of expected students.

Gassman stated about 45 at most.

Bobinsky inquired if the highlighted parking area was the area for parking.

Gassman stated yes.

Kramlinger inquired about the Fire Marshall inspection.

Gassman stated she was unsure who it was completing the inspection but it was scheduled for 1:30 that day.

Kramlinger stated he would need to coordinate with the Fire Marshall's office to receive a copy of the inspection report and any permits issued.

Mears stated if there are any outdoor play areas to be installed at a later date a plan for that will need to be submitted prior to installation. The parking is adequate for this site. Is there going to be a new dumpster installed?

Gassman stated no.

Mears noted if there are any changes for the dumpster please ensure they are compliant with the regulation requiring screening etc.

MOTION: Bobinsky stated, I move that the request of Maddison Gassman for a Minor Site Plan to allow a daycare facility within the existing building in a property located at 436 Route 108 be APPROVED WITH THE FOLLOWING CONDITIONS:

1. FEDERAL AND STATE PERMITS - All Federal and State permits shall be in place before issuance of Certificate of Occupancy, including NHDES Alteration of Terrain, and NHDES Shoreland Permit, NHDES Wetlands permit and NHDOT driveway permit.
2. 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.
3. Applicant shall provide a plan and applications as needed, prior to installation or construction of an outdoor play area.

The MOTION was SECONDED by McLin. The MOTION CARRIES 5-0.

- a. **Citizens Bank is seeking a site plan amendment for a 1,395 SF addition to existing bank for a property located at 56 Tri City Plaza, in the Residential/Commercial (RC) District, Assessor's Map 40 Lot 05, SITE#05-2022**

Jason Hill of TFMoran Inc. was in attendance to represent the application.

Hill reviewed the proposed project. He stated the proposal is to construct a 1,395 SF addition, general updates to the building including façade updates and rearrangement of parking. He stated the expansion is to accommodate office space and internal reorganization. The drive through

and queuing area will remain the same. Parking will be re-organized to accommodate the addition. Noted they will be adding landscaping and sidewalks around the perimeter of the building. The utilities will be extended from the existing internal connections.

McLin stated no comment.

Hoage stated if the water line is exposed, please contact Water Billing to schedule inspections. Hill noted he did not believe this building would require sprinklers.

Bobinsky suggested the applicant provide a plan sheet that shows the overall site with a sketch of the existing footprint and show the proposed. A new water/sewer application would be required do to the expansion of use. Clarified any trenching would be done on site and not in the public right of way.

Hill stated as long as they are not required to install a sprinkler system would not be trenching. Bobinsky stated any permits for trenching in the street would come from Public Works. Requested elaboration on the drainage report waiver.

Hill stated at this point they have not completed the calculations but the expansion will be replacing existing parking lot. They will be working to ensure that water will not dam up with curbing layout and can address that.

Bobinsky stated a letter or statement to certify that there is no adverse or increased run off would be appropriate to include with the waiver request.

Kramlinger inquired if operations would continue during construction.

Hill stated yes.

Kramlinger inquired if the construction area would be fenced.

Hill stated yes with construction fencing around the parameter. His understanding is that the bank will remain open with the drive through area. Will provide a staging plan to show the anticipated flow.

Kramlinger noted that Fire will want to ensure access to the gated area as needed. Regarding the building the typical requirement is to have the building plans stamped by a certified and licensed NH FPE, but due to the size of the addition would not require that but rather a sketch with all life safety aspects of the site and where they are located, would want to see how the new section ties in with the old section. Encouraged the applicant to have an FPE look over the plans but not a requirement.

Mears inquired if there would be lighting changes. If so, photometric information would be required and an example of the lighting fixtures.

Hill stated new wall packs on the addition.

Mears stated the quantity and species of the landscaping should be added to the plan.

There was brief discussion regarding the parking for the use and overall site.

Mears requested that the current parking marks be re-striped .

Hill stated that can be done.

Mears stated if they have an above ground for propane would need to see that shown on the plan. Inquired if there is a dumpster.

Hill stated no.

Mears stated she agreed with Bobinsky an overall sketch of the property would be helpful. Asked that snow storage areas be shown, inquired if there are any RTU.

Hill stated he does not believe that is proposed but can confirm with the Architect.

Mears noted the regulations for EFIS. Inquired if there is illuminated trim. Noted they would want to this site to be reviewed by E911 for address compliance and noted it is to be displayed.

Hill noted there is a sidewalk along High Street and inquired if there is a requirement to make a connection to that for this site.

Brief discussion regarding ADA sidewalk connection from High Street.

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

MOTION: Kramlinger MOTION to ADJOURN at 11:22AM.

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES 5-0.

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