

SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
April 6, 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 March 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. **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 they submitted revised plans that addressed the majority of the comments from the last meeting. More test pits were completed last week and will be adding additional drainage infrastructure to deal with water in that area. Found that there is an existing 6" stub at Enterprise Drive that they will utilize for the fire service line and run the domestic adjacent to that. The plans note an 8" but will amend to show the accurate 6".

Mears asked for clarification on the location of the bike rack.

Kay stated it is underneath the canopy.

Mears stated regarding the new inventory comment from SRTC, that was mis-worded, the intent was that the majority of the display shall be new inventory.

Kay stated understood.

Mears noted the landscape revisions looked good.

Hoage noted they spoke prior to the meeting verify the stub location. In regards to the hydrant shown the detail says there would be plugged drain hole. They recommend the applicant use a Kennedy K81D and not to plug the drain but this would be private hydrant. If they install a plastic line after the City shut off advised to have a tracing wire.

Bobinsky noted in regards to sidewalks the potential for future changes to Route 108.

There was a brief discussion regarding sidewalks along Route 108.

Bobinsky stated he could not locate the construction detail for the oil and grease separator.

Kay stated there is not one yet, still working on the sizing for it.

Bobinsky noted there would be a maintenance requirement for the property owner for the oil and grease separator and stormwater treatment areas. Noted Enterprise Drive is a private road and continues to be private.

Kay stated the client's attorney is working with the other property owners to create easement and maintenance language for Enterprise Drive.

Bobinsky clarified the landscaping is drought tolerant.

Kay stated yes.

Kramlinger asked for additional information regarding the private hydrant.

Kay stated the existing hydrant is located within the easement area that both properties have access to. He noted they have added a second hydrant on their site as well. Noted the existing hydrant is owned by 345 Route 108.

Bobinsky asked for clarification on the MSDS sheet provided.

Kay stated it lists everything they have on site, used, keep or sell, provided from their company electronic database.

Mears noted the revisions were submitted to Horsley Witten for second review, advised that if there are outstanding items it would likely be a condition of approval to be met to satisfaction.

Kay noted they would have additional information to provide this week.

Bobinsky asked for more information on the erosion berm being proposed.

Kay stated they work with wood grindings, soil and rock, works superior to silt fence and other berm types. It is easily installed and maintained.

Bobinsky inquired if it is intended to deteriorate.

Kay stated some clients choose to leave it but typically spread it out and then deteriorates.

This item is scheduled upon the April 20 Planning Board meeting.

- b. Palmer Gas & Oil is seeking site plan 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, 1J & 1K, SITE#03-2022, SUB#03-2022 & CUP#04-2022**

Bob Stowell of Tritech Engineering, was in attendance to represent the application.

Stowell stated the conditional use permit was reviewed by the Conservation Commission and they received a favorable recommendation. Noted the boundary line adjustment, though included in the plan set, had been acted on by the Planning Board at their March meeting. It is included for reference at this point. Has submitted revised plans and addressed comments from the last meeting.

There was a brief discussion of the architecture plans submitted.

Stowell noted they are seeking waivers to allow metal siding, relief from installing a bike rack and sidewalks. The landscaping will require irrigation to be installed.

Mears noted the revised plans were submitted to Horsley Witten for second review.

Stowell stated there was a question about stockpile materials, that is typically left to the contractor to determine the most appropriate location.

Bobinsky highlighted item F in the HW report and requested elaboration. Stowell stated they list the different types of erosion control that may be used, but leave it up to the contractor on the best type, the locations of required erosion control are identified.

Bobinsky noted this property will need to be reviewed to potentially issue a new address. Asked what type of fencing is being used around the site.

Stowell stated the applicant would like to use galvanized steel to be able to utilize the existing and tie into it.

Bobinsky noted a driveway permit would be required.

Kramlinger stated he appreciated that they provided the truck turning movements and the FPE note.

Stowell noted the Conservation Commission conditions and have included those in the plans. The plantings will all be native with the exception of the day lilies.

There was a brief discussion regarding the roadway lighting.

McLin stated the Police's preference is always for more lighting.

Bobinsky stated he would be in favor of the roadway having a light as well for maintenance.

It was suggested that the light that is being removed from the hammer head be relocated to illuminate the cul-de-sac.

This item is scheduled for the April 20 Planning Board.

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

Mears noted a new Building Inspector has been hired and will start April 25.

MOTION: Kramlinger MOTION to ADJOURN at 11:12 AM.

The MOTION is SECONDED by McLin.

The MOTION CARRIES 5-0.

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