

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE**  
**MINUTES OF MEETING**  
**May 11, 2022**

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Tim McLin, Michael Bobinsky, John Sunderland, George Kramlinger  
Excused Members: Jeff Gallant Code Enforcement, Paul Robidas  
STAFF PRESENT: Dana Crossley, Planning Secretary

The meeting was called to order at 10:30 AM

**1. Approval of the minutes: No minutes**

**2. OLD BUSINESS**

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

**3. NEW BUSINESS**

- a. **John J. Flatley is seeking site plan amendment for access to a self-storage facility located on a portion of the lot within Rollinsford through a property located at Royal Drive in the Business (B) District, Assessor's Map 39 Lot 03, SITE#09-2022**

Mears stated the site development is primarily in Rollinsford but access to the site is through Somersworth. Therefore RSA 674:53 Land Affected by Municipal Boundaries this project is before the Board.

**Nathan Chamberlin** of Fieldstone Land Consultants was in attendance to represent the application.

Chamberlin stated this project is on a piece of property that is adjacent to the apartments off Royal Drive but located within Rollinsford. They are proposing a self-storage facility that will be primarily utilized by the apartment tenants but also open to the public for rent. He reviewed the overall site and design. Stated access is from the apartment's driveway, Royal Drive, which is a continuation of Tri City Road. There will be a small office in addition to the storage units, limited on-site parking. He stated the portion of the site development that is in Somersworth is a small area of pavement that is about 100' for the site entrance. Reviewed the grading and drainage for the site. Noted they are proposing a landscape berm to provide a buffer for the apartments. There are no lights proposed at the entrance. Noted they provided a truck turning exhibit for the Somersworth ladder truck and provided a trip generation prepared by their Traffic Engineer.

Bobinsky inquired if there are new utility connections planned.

Chamberlin stated only electric. The site will be serviced by onsite septic and well.

Bobinsky noted he would like to see the traffic report reviewed by the City's third-party agent. Noted that it counts the traffic for High Street but not Tri City Road.

Chamberlin explained the basis of the traffic memo. Noted the improvements that were done from the construction of the apartments.

Mears inquired if there would be any fencing for the site in Rollinsford.

Chamberland stated it is noted as optional but will likely install and would have surveillance as well.

McLin noted that whatever happens on the site would be under the jurisdiction of Rollinsford but anticipate they would be invited. He noted that they have experienced theft and squatting at developments like this and would recommend the applicant install the fencing. For instances where mutual aid is required the City would need to know the code for access to the gates/fences.

Mears noted she has reached out for a quote on the traffic review since she anticipates that is something the Board would want to have done and will follow up with that after the meeting. Noted the Planning Board may want to discuss the applicant completing an off-site improvement, potentially for the sidewalk located on Tri City Road since there is section that does not connect and it has been brought up by the City Council.

Bobinsky stated he would be interested in reviewing traffic counts for Tri City Road, especially now that the apartments are done. Understands that the self-storage unit use does not generate a lot of traffic.

Kramlinger suggested a gate be added into the fencing to allow for Fire Fighters to access the hydrant if need be rather than cut the fence. A normal man gate would be appropriate.

Mears inquired the status of the application in Rollinsford.

Chamberlin stated Rollinsford has requested to wait for the Somersworth decision and they are also working with the third-party reviewing agent on comments.

Kramlinger noted he appreciate the location of hydrants, a gate adjacent to the hydrant would not require them to cut the fence if they had to access the hydrant, just normal man gate for access.

Discussion of application next steps.

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

None.

MOTION: Kramlinger MOTION to ADJOURN at 10:54 AM

The MOTION is SECONDED by Bobinsky.

The MOTION CARRIES 6-0.

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