

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
August 3, 2022**

MEMBERS PRESENT: Michelle Mears, Mike Hoage, Michael Bobinsky, George Kramlinger, Jeff Gallant Code Enforcement, John Sunderland

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: June 29, 2022 –

Bobinsky moved to approve the June 29, 2022 minutes.

The MOTION is SECONDED by Sunderland. The MOTION CARRIES 5-0-1 (Kramlinger abstained)

2. OLD BUSINESS

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

3. NEW BUSINESS

- a. **DSR Motor Group, David Rosenberg, is seeking site plan approval for an automotive service center and infrastructure located at 112 Route 108, in the Commercial Industrial (CI) District, Assessor's Map 62 Lot 05, SITE#11-2022**

Scott Lawler of Norway Plains and Harry Samolchuk from Conolly Brothers were in attendance to represent the application.

Lawler reviewed the overall site and project. Stated the proposal is for a new automotive sales and service facility and infrastructure. The building will house offices and a service facility along with some storage. Explained the display areas on the site. Noted as part of this application they will be seeking a Conditional Use Permit for removal of pavement and grading within the buffer zone. He stated the application has been reviewed by the Conservation Commission at their July meeting. Stated there would be an 8” fire service line and 4” domestic line, each will come off the water main within Route 108. There will be an 8” sewer line and a new man hole is being proposed. Noted the site will have an oil and grit separator that would tie into floor drains. Site will be serviced by natural gas and underground electric.

Lawler reviewed the drainage system proposed for the site. Stated there would be LED lamp posts and wall mounted fixtures. A landscape plan has been submitted and there will be some waivers that are typical to this type of use being sought that support the purpose of cars being visible as they are the product for sale. Stated they have submitted architectural waivers and those are consistent with the corporate design. There will be some waivers submitted from the architectural regulations, one of those being for EFIS and the other for the non-traditional New England building. Added they are seeking three State permits as part of this process, NHDOT driveway permit, AOT and NHDES for a wastewater connection permit to have a new sewer man hole.

Sunderland inquired if they will have surveillance on site, noted there has been a lot of stolen vehicles in the past few years.

Lawler stated none that he was aware of but would check with the owner.

Hoage stated he had no new comments outside of the memo he had provided.

Bobinsky noted he supports third party review of the drainage report for this application. Inquired how the floor drains would be maintained.

Lawler stated it follows NHDES inspection requirements, typically twice a year and explained the review process.

Bobinsky asked if they had heard any feedback from DOT yet.

Lawler stated no, application was submitted in May.

Bobinsky noted that the applicant will need to file for a new water/sewer application for this new use.

Crossley noted an abutter reached out inquiring how close this development would be to Laurel Lane and how much tree removal they would notice.

Lawler stated in the NW corner of the lot they are not impacting the existing tree line.

Kramlinger asked the location of the closest hydrant, would suggest a new hydrant be located on the west side of Route 108 at the north driveway to this site.

Lawler stated they have proposed adding a new private hydrant in that area so that it is within 100' of the fire connection but can push the hydrant to the right of way if that is the preferred.

Kramlinger stated a hydrant at the northern entrance would satisfy the needs. Noted that the building plans will need a NH FPE stamp to ensure all code compliance for the State of NH.

Gallant asked if they have considered other materials outside of EIFS that would not require a waiver.

Samolchuk stated they are working on that review. Asked for more information on the issue of EIFS concern. Chrysler would like to have the EIFS to keep a consistent look but they are looking into other options.

Gallant noted there are some pre-cast materials that could simulate EIFS.

Samolchuk noted the owner would prefer to not put screening on the roof for the RTU. Working on putting together a study to show the RTU's would not be visible from the public right of way, if it cannot be done then they will put up screening.

Mears noted that new building codes were adopted.

Gallant added that submitting prior to January 1, 2023 allows applicants to pick between the codes.

Mears noted this application is out for review by HW. Suggested the applicant also consider asking for more than 120 days for their conditional approval since this is on a State road and DOT has been slow with driveway permits.

- b. **ReVision Energy – Allison Barbour is seeking a site plan amendment to install 288 ground mounted solar panels on a site located at 380 Route 108, in the Commercial Industrial (CI) District, Assessor’s Map 58 Lot 04, SITE#12-2022**

Allison Barbour of ReVision Energy was in attendance to represent the application.

Barbour reviewed the overall project proposal. Stated they are proposing to install 288 ground mounted solar panels in four rows to be fenced in behind the existing Dunkin. They will be installed with earth screws drilled into the ground, will be fixed arrays that do not move. Have completed a complete boundary survey and wetland survey, these arrays will be 152’ from the wetlands. All conduits and electric lines will be underground. The fence will be 6’ black vinyl coated chain link fence that will be locked.

Sunderland stated in the past with cell phone towers they have experienced people trying to steal metal. Inquired if there is concern of electrocution or other hazards from the arrays.

Barbour stated not that she has experienced during her time with ReVision, nor with having anyone try to steal from the arrays. The fence is there for security but not a live voltage fence. Sunderland asked if they would put something on top of the fence, such as barbed wire, to deter people from accessing the site.

Barbour stated they could likely do that if it is a requirement.

Sunderland stated it would also be good to be able to tell if someone is breaching the area.

Bobinsky stated his questions have primarily been addressed. Asked for more information about the power transfer.

Barbour explained the process with Eversource and permits.

Kramlinger inquired what kind of ground cover will be under the panels.

Barbour stated they do reseeded of grass or pollinators.

Kramlinger inquired how that is maintained.

Barbour stated that responsibility is passed onto the property owner, but recommended to cut at least 2 a year.

Kramlinger stated his concern is tall dry grass and fires. Inquired if the plans would be stamped to ensure they are compliant with all the applicable codes for NFPA regarding solar panels. Applicant can supply a letter that the engineer stamping the plan is compliant with the codes. Inquired if they can provide information to the Fire Department for emergency shut downs, disconnects and other safety procedures for in the event someone is injured in or around the arrays or a vehicle. Stressed the importance of having the safety features known and in place.

Sunderland asked if it would be dangerous for a police officer to walk around the arrays.

Kramlinger stated he would use caution but should be relatively safe. Stated it would be beneficial if the applicant could provide some training for safe access for emergency services.

Gallant asked for more information on the earth screws and what happens if they hit ledge or boulders. Inquired how many screws are used per section.

Barbour stated they test for ledge and then if it is found they utilize the special drill for pre-drilled holes. Stated she could provide information on the earth screws and noted they can withstand wind loads of 108 MPH.

Mears requested the applicant provide information on the tree to be replaced, the species of it. Inquired if the Board felt the need for third party review with this application. She did recommend it. Noted the applicant is seeking a waiver from providing a drainage report.

Bobinsky stated he would agree that he would not recommend third party review for this project.

The SRTC was in consensus that they did recommend a third-party review for this project.

Mears suggested the applicant look into low growing re-seeding mixes.

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

- a. Mears informed the Board that 14 Westman Street is seeking a conditional use permit to fill in a wetland/drainage area. Public Works has reviewed the project and provided comments for the Conservation Commission review. Inquired if the Board had any additional questions.

Bobinsky noted that as part of their review they did recommend there be an easement recorded for street drainage and would like to see that as a condition of approval.

Lawler noted that the applicant's attorney is working on the easement language.

MOTION: Bobinsky MOTION to ADJOURN at 11:18AM
The MOTION is SECONDED by Kramlinger.
The MOTION CARRIES 6-0.

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