

**MINUTES
OF THE
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

AUGUST 2, 2005

MEMBERS PRESENT: Lucy Tillman, Chief Planner, Acting Chairman; David Allen, Deputy Public Works Director; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Steve Griswold, Deputy Fire Chief and David Young, Deputy Police Chief

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I. PUBLIC HEARINGS

1. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval is requested to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district. (This application was tabled at the July 5, 2005 TAC meeting.)

The Chair read the notice into the record.

Mr. Allen made a motion to take the application off of the table. Mr. Cravens seconded the motion. The motion passed unanimously.

SPEAKING TO THE APPLICATION:

John Chagnon, of Ambit Engineering, representing Saco Avenue Professional Building, addressed the Committee. He reviewed some issues that were discussed earlier that day at the Pre-TAC meeting which he described as drafting items and stipulation items. He reviewed the drafting items and will be requesting that this be tabled until next month.

They will be changing the water service, they will moving the guardrail, they will met with DPW on designing drainage on both the Chevrolet side as well as the Jewell side of the project, they will show the driveway that exists on the Malt House property and will put some notes on the plan regarding the limitation of access. They plan on stopping the traffic through plantings and vegetation. They will show snow storage areas and motorcycle pads.

Mr. Chagnon felt they should add a stipulation that an easement be granted to the City for the sidewalk proposed on Chevrolet Avenue on the Plaza 800 side and also Brewery Lane.

Mr. Chagnon reviewed the outstanding stipulations from the July meeting:

- 1) The on site scoping meeting has taken place.
- 2) The die test stipulation should be carried forward.

- 3) He has obtained the sewer plan from Plaza 800 and he will bring it to his meeting with DPW. There is a drainpipe that is separated but goes under the building in two locations. He is not sure what it is connected to.
- 4) The water line has been upsized to 4”;
- 5) The Sewer Construction Agreement has been taken off the plans. He felt it would be a good idea to revisit that stipulation and re-negotiate that agreement.

Mr. Desfosses asked about the parking spaces on Brewery Lane?

Mr. Chagnon indicated they would take off the striping on the proposed spaces (5 spaces).

Ms. Tillman asked if that was an area where they would want to take the pavement up and landscape?

Mr. Chagnon indicated he would have to talk to his client about that.

Mr. Desfosses indicated they were looking for those parking spaces to be parallel.

Mr. Chagnon indicated he would re-configured them so that they pull off of the street.

Mr. Desfosses indicated that the sidewalk should wrap around them.

Ms. Tillman asked about the final drainage between the two buildings and if that was still an outstanding issue?

Mr. Allen confirmed they would do a die test. They are talking about the pipe that comes out of the old office building.

Mr. Chagnon was not sure where that pipe terminated.

Mr. Allen thought there used to be a 5,000 gallon oil tank right in front of it.

Ms. Tillman indicated it would remain as a stipulation that the status of the pipes shall be resolved to the satisfaction of DPW.

Ms. Tillman indicated that there should be Dark Sky Friendly lighting on the site.

Mr. Chagnon handed out a cut sheet for the light. That had been provided previously with the lighting plan.

Ms. Tillman asked about any issues with the relocation of the drain line on the backside of the lot near the conservation area.

Mr. Allen confirmed they would need to resolve that with the City Attorney.

Mr. Allen asked how they had left the traffic impact?

Mr. Chagnon believed a traffic study has been updated and approved. The last thing that happened was the applicant made an offer for mitigation of \$15,000.

Ms. Tillman confirmed that remains to be resolved.

Mr. Desfosses made a motion to table with further stipulations.

Mr. Britz seconded the motion

Stipulations from the August 2, 2005 Technical Advisory Committee Meeting:

- 1) That the Sewer Construction Agreement be approved by DPW and the Legal Department;
- 2) That a sidewalk easement from Chevrolet Avenue to Brewery Lane be provided for review and approval by DPW and the Legal Department;
- 3) That dye tests be completed on site to provide information regarding sewer pipes;
- 4) That drainage and sewer easements shall be provided for review and approval by the City Legal Department;
- 5) That the parking spaces on Brewery lane shall be restriped with the sidewalk going behind them;
- 6) That the proposed utility work in the conservation easement shall be reviewed and approved by DPW;

Stipulations from the July 5, 2005 Technical Advisory Committee Meeting:

- 1) That the sewer plans for Plaza 800 be reviewed with DPW;
- 2) That the applicant review the water line so that it can adequately handle 48 residential units;

Stipulations from the May 3, 2005 Technical Advisory Committee Meeting:

- 1) That the five parking spaces on Brewery Lane which were “tabled” in Phase I shall be addressed to determine whether they are legal or non-conforming;
- 2) That a note be added to the Site Plans that all temporary sidewalks be removed and replaced with City standard sidewalks with appropriate grades;

The motion to table passed unanimously.

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Mr. Allen made a motion to adjourn. Mr. Britz seconded. The motion passed unanimously.

II. ADJOURNMENT was had at approximately 2:15 p.m.

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These minutes were taken and transcribed by Jane M. Shouse, Administrative Assistant in the Planning Department.