

MINUTES OF MEETING
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

MARCH 4, 2008

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Director of Public Works, Deborah Finnigan, Traffic Engineer; Thomas Cravens, Engineering Technician; David Desfosses, Engineering Technician; Peter Britz, Environmental Planner; Steve Achilles, Assistant Fire Chief and Deputy Police Chief Len DiSesa

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. NEW BUSINESS

A. The application of **National Society of Colonial Dames in New Hampshire, Owner**, for property located at **154 Market Street**, where in Site Review approval is requested to construct a 1 ½ story, 8' ± x 37' ± addition to the existing coach house, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 8 and lies within the Central Business B district;

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Barbara Ward, Director and Curator at the Moffatt Ladd House appeared along with Arron Sturgis, of Preservation Timber Framing as their General Contractor for the project. Mr. Sturgis had drafted a Construction Management & Mitigation Plan (CMMP) and it was handed out to the Committee members. Ms. Ward indicated that they appeared before a Pre-TAC meeting last month and at that point they were told the one thing that would be a potential issue was how they would be dealing with all of the materials being excavated and run off. Phil Kendrick, their project architect, was advised that he could put a disclaimer on his drawings and stamp them as they did not have a project engineer. There is not any water associated with this building so it was agreed that would not be an issue.

Arron Sturgis indicated the CMMP which he handed out was a draft. The Moffatt Ladd House doesn't have a lot of room and drainage has been a huge issue with this property since day one. A lot of work has been done to direct drainage away from the house so he knew they were going to have a challenge not only during construction but also after construction keeping the water going away from the coach house addition and the main house. He pointed out that one of the first things on the site plan is a horse chestnut tree which is their primary concern not for protection during construction but also because of silty water coming from the project towards the tree. Originally there was a dry well in the driveway which is quite deep. It is as much of a dry well that they could fit around the chestnut tree. Ms. Ward added that they located it through a ground penetrating radar survey to find the old structure and use the old structure for a location for the dry well. They had archeologist on site to monitor that work while it was being done. Mr. Sturgis wanted to bring this up in their initial discussion as it is something they want to protect during the construction phase so that they do not silt it up.

Mr. Sturgis indicated they are putting a new foundation under the coach house and adding a retaining wall and foundation behind the coach house to allow for the drainage system that they need to have in order to preserve the building. The foundation has been pushed in very seriously on the back side of the coach house and the need for additional object storage is why they designed the addition. Therefore the additional provides them with a retaining wall and creates object storage. Ms. Ward added that they deliberately set it back from the front of the building to preserve the fenestration of the original building and they didn't want it to be visible from the street. She displayed aerial drawings showing where it would be located.

Mr. Sturgis confirmed they had appeared before the HDC and received their approval on February 6th.

Mr. Sturgis explained that the other issue with this project is that any digging they do will be reviewed by an archaeologist. They will not be raising a lot of dust or silt and everything will be finely sifted through and will then be taken off site. It will be gone over with a fine tooth comb and they will remove everything to a site in Eliot. The top soil will be coming back for the gardens, although there won't be much. The ledge is rotten and porous but they will not be doing any drilling or blasting because the house is integrated into the ledge and there is a whole drainage system that goes through the house which was put in around 1884. Therefore, they are being very careful.

Most of the old material from the coach house will be tagged and put in the basement and stored. Some of the floor system will be recycled through ARC, which is a local recycling area. They will not have space for a dumpster so they will be taking items out daily.

Holden called for questions from the committee members.

Ms. Finnigan confirmed she will be requesting a CMMP.

Deputy Police Chief DiSesa asked about site security and fencing? Mr. Sturgis stated that the gate and post will have to be removed but the left hand gate will remain. They will create an aluminum swinging pole that will go across and it will be closed and locked at night. Ms. Ward added that they do have perimeter fencing around the entire garden area. Deputy Police Chief DiSesa asked about during construction and whether there will be any real danger to people walking past? Mr. Sturgis confirmed they will not be working close to the sidewalk.

Deputy Fire Chief Griswold suggested they include the new area as supervised by a fire alarm system. They would love to see sprinklers but they understand that is not possible. Ms. Ward stated that there was not going to be any plumbing in this building but she understands there are now systems that can be used with just plastic tubing. Deputy Fire Chief Griswold confirmed they would still need the water. Ms. Ward asked if they could use the plumbing in the adjacent building. Deputy Fire Chief Griswold thought they might be able to but they are talking 4" pipes which wouldn't supply the fire service. Ms. Ward indicated they have the mechanical heat protectors. She will probably call for advice on how to keep the building protected during construction. Deputy Fire Chief Griswold confirmed they should have a responsible individual checking the building during the day and at night before they go home.

Ms. Desfosses asked if they are planning on using silt fence? Mr. Sturgis stated it was a combination of stabilization of filter fabric and gravel and erosion chips. This is the next step up from a silt fence. Mr. Desfosses felt that was fine as he was going to suggest that they not use a silt fence.

Mr. Allen asked them to correct the SWPP as it is a Stormwater Protection Plan.

The Chair asked if there was anyone wishing to speak to, for or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Desfosses made a motion to approve with stipulations. Ms. Finnigan seconded the motion.

Mr. Holden asked if they needed any exhibits or attachments to the plan? No one felt that anything additional was required.

Ms. Finnigan requested a CMMP be prepared and approved by the City.

The motion to recommend approval passed unanimously with the following stipulation:

- 1) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the applicant for review and approval by the City Manager, City Attorney, Planning Director, and Director of Public Works, prior to the issuance of a building permit;

Ms. Finnigan confirmed that CMMP needs to go to Suzanne Woodland, Assistant City Attorney, and she will start the process. Mr. Holden added that it is not required by the Planning Board meeting but is a work in process.

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II. ADJOURNMENT was had at approximately 2:20 pm.

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Respectfully submitted,

Jane M. Shouse
Administrative Assistant