

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

2:00 PM

JANUARY 4, 2011

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; David Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Griswold, Assistant Fire Chief, Carl Roediger, Fire Inspector;

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I. OLD BUSINESS

A. The application of **Service Credit Union, Owner**, for property located at **2995 Lafayette Road**, requesting Site Plan Approval to construct a 23,366 ± s.f. (footprint) 4-story office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1 and lies within the Gateway District. (This application was postponed at the November 30, 2010 TAC Meeting.)

The Chair read the notice into the record.

Mr. Taintor advised the Committee that an email was received earlier today from the applicant requesting a continuance of this application to the next scheduled meeting as they are evaluating the project in light of the discussion at the TAC work session that morning.

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II. NEW BUSINESS

As no one was present for Item A, Mr. Taintor requested that they move on the Item B. Mr. Desfosses made a motion, Deputy Fire Chief Griswold seconded the motion, and it passed unanimously.

B. The application of **Martingale Wharf, LLC, Owner**, for property located at **99 Bow Street**, requesting Amended Site Plan Approval to modify sidewalks and parking, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 106 as Lot 54 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Mark McNabb, representing Martingale Wharf Limited Partnership, stated this is a proposed modification to widen the sidewalk on the northerly side of Bow Street which would eliminate four parallel spaces on the southerly side. They propose to add an angled space and a 60' loading dock which does not exist today and could be used for three parking spaces after hours. This fall, when they were working with the existing approved site plan, they recognized that the grades on that side of Bow Street don't work well with their entry system and the drainage that flows down that side. If they re-do the grades on their side of Bow Street it would help the entry system to the building and it would help drainage. Mr. McNabb stated that the people of Portsmouth want a wider sidewalk system, in addition to landscaping. This will create a more significant walkway from the parking garage to the waterfront and Prescott Park. They also believe this plan improves parking and safety. If they put the four parallel spaces back, it would be difficult for cars turning from Bow to Chapel Street. Mr. McNabb believes this plan calms the traffic in the area, allows the same type of parking along both sides of Bow Street, gives a wider sidewalk and more landscaping.

Mr. Allen asked if this went through the Traffic & Safety Committee. Mr. McNabb confirmed it received unanimous approval from the Parking Committee and Traffic & Safety Committee.

Mr. Taintor asked Mr. Desfosses about the fog line on the plan. To alleviate any concerns about the low curb in front of 109-111 Bow Street, Mr. Desfosses felt the white line should start at the beginning of the sidewalk work. As they know, 99% of the cost will be getting the paint crew there and it would not cost them anything extra to extend the white line.

Mr. Allen was looking at the shape of the raised planting island and the section that comes to a point and wondered if they should be put a similar radius on that. Mr. McNabb agreed but he recommended that they just pull it back a little where it comes to a point. He had just heard about the concern of the abutting property owner and all of the activity that happens at that side entry, including deliveries and dumpsters. He is sympathetic to that although he prefers a bigger landscape island with trees. He felt there is a balance to that end and proposed rounding that corner and also pulling it back and, unfortunately, losing some of the landscape island. Mr. Desfosses suggested a 2.4 radius bullnose. Eric Weinrieb, of Altus Engineering, stated that he spoke to Mike Labrie, the abutting property owner, who indicated that they want to store their dumpsters in that area and have easier access to them. Mr. Weinrieb felt they can square the island off and make it more useable for Mr. Labrie's tenants and felt that might be easier than a bullnose.

Mr. Desfosses preferred making it round because if something hits it, it has a chance to bounce off rather than break. Mr. Allen suggested they should copy the radius from a State Street island.

Fire Inspector Roediger asked them to take into account that a vehicle parking in the first angled space should not be looking through shrubs and will need a clear view to back out. Mr. Taintor added they should note on the site plans that there should be nothing branching between 3' – 7'.

The Chair asked if there was anyone wishing to speak to, for or against the application:

Mike Labrie, owner of 67 Bow Street, addressed the Committee. He stated that Mr. McNabb voiced part of his concern. His two tenants service their restaurants by going into the access to the stairs for loading and unloading. They have always had the benefit through the years of the angled space, which is being replaced, as well as another hatched space towards the Martingale which proved essential to loading and unloading. His tenants are small restaurants so a lot of their loading and unloading is from a vehicle. He would like to see it pulled back and would like to see how the radius plays out. His other concern is that the Harpoon Willy's sign at the front which is about 8' – 10' over the opening will be severely blocked, along with other second story signage on the building, coming down Bow Street. He likes trees and plantings but not in this location.

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

DISCUSSION AND DECISION OF THE COMMITTEE:

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

Mr. Desfosses stipulated that the landscaped island be pulled back so that it is even with the edge of the Martingale, that the final Grading Plan and Sidewalk Plan in front of 109-111 Bow Street be coordinated with DPW for final review, and that the fog line be extended to the end of 109-111 Bow Street where the sidewalk work will start.

Mr. Weinrieb asked whether the fog line was to the east side or west side of 109-111. Mr. Desfosses responded wherever the sidewalk work starts because they are removing the guardrail.

Mr. Allen asked if they wanted to see what the new raised curb looks like prior to Planning Board or do they just want them to mimic the State Street curb. Mr. Weinrieb stated they will make a revision to the plan and send it to DPW before the Planning Board meeting. Mr. Taintor confirmed that they would prefer to have them mimic State Street.

Mr. Desfosses asked if they plan to remove the ledge in that location to allow the tree to grow. Mr. Weinrieb stated that the water line is towards the Bow Street side and the gas line is towards the back so they could get something in between although it would be pretty close. Mr. Desfosses asked them to get a final plan together for DPW to review.

Mr. Taintor requested a detail for the planting bed so they know exactly what is going in there before the Planning Board.

The motion to recommend amended Site Plan approval passed unanimously with the following stipulations:

- 1) The landscaped island shall be pulled back so that it is even with the left edge of the building.
- 2) The brick sidewalk shall be extended to the driveway on the east side of 109-111 Bow Street, with the grading and design to be coordinated with DPW for final review.

- 3) The fog line shall be extended to the end of 109 - 111 Bow Street where the sidewalk work will start.
- 4) A detail for the new raised curb shall mimic State Street and be reviewed by DPW prior to the Planning Board meeting.
- 5) A detail for the planting bed shall be included on the plan, for review by the Planning Department and DPW prior to the Planning Board meeting.

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A. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Site Plan Approval for site redevelopment to retail, bakery, restaurant and residential uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

John Chagnon, of Ambit Engineering, appeared on behalf of the applicant. He handed out revised plans based on comments at the TAC Work Session earlier in the day. Mr. Chagnon explained this project is the reuse of an existing 2-story brick and steel building. There are no additions proposed at this time; however, they will be creating new door openings and patios on the Hanover Street side and minor utility modifications. The interior is proposed to be 1st floor commercial and 2nd floor residential. The uses are retail, a restaurant and possibly a bakery with common space on the 1st floor.

They made changes on Sheet C2. They relocated the postal mail box location from the front of the building and widened the sidewalk. There is an egress door on the west side which will be connected to the sidewalk to the existing walkway on the north side along the parking spaces. They labeled the proposed dumpster area which will take up 2 parking spaces and they would like to work on that design prior to Planning Board. On Sheet C3 they have a proposed patio area so the sprinkler connection will be relocated to the west and it will be in an accessible location. The grease traps have been relabeled to 1,000 gallon grease traps. They have shown the water connection and added Note 8 that the building will have one water meter.

On Sheet C1, they noted parking space counts. Part of their exhibits included a building layout sheet showing 76 parking numbered spaces which were assigned to the various users. There are 9 other spaces along the VFW, which the VFW does not use, but they will not take credit for those spaces. They can add the spaces to the Existing Conditions plan. As a result, on Sheet C2 they revised the parking calculation note: they still have the same 84 spaces under "required parking", but under the impact fee note there are 76 spaces existing and they will need 4 handicapped. They currently only have two handicapped spaces in the parking lot so he proposed that they strike two places across from the existing spaces and provide a laydown area between those, eliminating another space. That would reduce the number of parking spaces on the lot to 75, leaving a 9 space differential which the owner would have to pay under the in-lieu fee requirement.

Mr. Taintor understood that they calibrated the breakdown of 1st floor spaces to exactly match what they had available in terms of parking spaces. Is there some reason why they wouldn't adjust that down or do they want to stay with the 6,900 s.f. at this time. Mr. Chagnon explained they want to stay with that number now. Mr. Taintor was concerned that they may be paying a parking fee that they do not need. Mr. Chagnon indicated they will adjust their figures when it comes time to receive their tenant fit up application.

Mr. Chagnon indicated they were not able to locate photometric details for the building-mounted fixtures so they added the same note to Sheet C2 which they used for the 51 Islington Street approval, "all proposed exterior lighting shall be dark sky friendly and shall not illuminate beyond nearest side of streets". This note was agreed to for 51 Islington Street as the City would have the ability to come in and change the lights if there were complaints. They did not have the wall detail as the architect advised him that HDC did not need to see the detail at the time of their approval but they would need to go back with that detail prior to construction. The mast arm base is shown as 2'4". Mr. Desfosses believed they are 30" or 36". Mr. Chagnon stated they will revise that.

Mr. Chagnon provided a copy of the fencing detail approved by the HDC. He talked to Sonny Lemeire of PSNH and they would like to eliminate the existing hand hole if they could but that determination cannot be made until they get into construction.

Fire Inspection Roediger noted that the plans show 76 available parking spaces; however, they are losing 2 spots for the dumpster so the figures need to be revised again. Mr. Chagnon will revise that. Fire Inspector Roediger was concerned about keeping the FDC on the north side of the building as a result of their discussions about future proposals, so he would like to see it placed on the east or south side of the building where it would be more accessible.

Mr. Taintor had a question about the detail for the walls around the patio areas. Mr. Chagnon stated they could provide details for review prior to the Planning Board meeting. The architect informed him that the HDC did not need those at the time of approval and they were to come back later. Mr. Taintor indicated there were concerns expressed about drainage. Mr. Chagnon felt they could complete them in the next few days.

Mr. Sheehan referred to Sheet C-2, regarding the privacy fence. The detail said it was made out of AZEK and the plan shows wood.

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 for this matter.

DISCUSSION AND DECISION OF THE COMMITTEE:

Deputy Fire Chief Griswold made a motion to approve with stipulations. Deputy Police Chief Dubois seconded the motion.

Mr. Taintor requested a stipulation that they add the layout plan for the parking to the site plan as the Planning Board will ask for it. He requested a more detailed design for the dumpster area, a detail for the walls around the patio areas and a detail for the lighting fixtures. If they don't provide the

photometric plan, they will have to request a waiver. Mr. Chagnon stated they have submitted a schedule and cut sheets. Mr. Taintor requested that they correct the privacy fence detail. Also, they will need to relocate the Fire Department Connection (FDC) to the west side of the building (Bridge Street side).

Mr. Britz requested a detail on the landscape plantings. They have a planting bed and a planting area which are all new. Mr. Chagnon agreed they would add a planting schedule.

Mr. Desfosses stated that the sidewalk material needs to be changed. As this development is in the HDC, the developer is required to provide brick sidewalks using the City standard which is 1/3 Portland cement dry mix with City standard brick pattern. Lighting shall be provided around the building and the standard downtown lighting fixture shall be used for street lighting. The lighting layout shall be approved by DPW. There is a sidewalk that goes from Bridge Street to Maplewood and the brick should go from the north side of one sidewalk and all around the building to the north side of the other sidewalk.

Mr. Chagnon asked if they need to be brick on site also. Mr. Desfosses stated they do not, but it would look nicer if they were brick.

Mr. Taintor requested the details of the walls and everything should be subject to approval by DPW, especially the drainage. Mr. Desfosses also requested details for the patio design showing how it will be built without root impact to the existing trees.

Mr. Allen asked about the sewer on the Bridge Street side. He noted that it looks like a sewer line comes out from the center of the building and intercepts where their proposed sewer line from the grease trap will tie in and then angles off to the left into a sewer manhole. He asked if that line is existing. Mr. Chagnon indicated that based on the record drawings he saw, the line that comes perpendicular from Bridge Street is the existing part and they will connect into that existing line. Mr. Allen stipulated that they TV that line to verify it is tight and clean with no sags.

Mr. Desfosses requested that a grease trap be provided for each restaurant inside the building. Mr. Taintor stated that this plan only supports two restaurants. Mr. Sheehan asked for a detail on the grease trap.

Mr. Allen stated that they did submit water use numbers to be used for the capacity use surcharge but DPW has not taken a look at those yet.

Mr. Allen was concerned about the number of outstanding details and changes the Committee has requested and it seems to him that the applicant has enough information for those revisions. He was uncomfortable moving forward with this application at this point in time. The Committee only saw the revised plans today and he made a motion to postpone to the next TAC meeting. Mr. Desfosses seconded the motion.

The motion to postpone to the next TAC meeting passed unanimously. Concerns of the Committee were as follows:

- 1) The parking layout shall be added to the Site Plan.
- 2) Details shall be added to the Site Plan for the dumpster area, the walls around the patio areas and the lighting fixtures.
- 3) Either a Photometric Plan or a request for a waiver is required.
- 4) The privacy fence detail shall be corrected (material being used).
- 5) The Fire Department connection (FDC) shall be relocated to the west side (Bridge Street).
- 6) A detail on the landscape plantings shall be added to the Site Plan.
- 7) The sidewalk material shall be changed to brick, shall be constructed to City standard, and shall extend from the north side of one sidewalk and all around the building to the north side of the other sidewalk.
- 8) Standard downtown light fixtures shall be used for lighting around the building.
- 9) A detail for the patio design shall be added to the Site Plan, showing how it will be built without root impact to the existing trees.
- 10) The sewer line from Bridge Street that will be used for the grease trap shall be TV'ed and provided to DPW for review.
- 11) A detail on the greasetrap shall be provided.

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III. REFERRAL FROM PLANNING BOARD

A. The application of **Richard Bonhomme Realty, LLC, Owner, and Chinburg Builders, Applicant**, for property located on Kearsarge Way, for Preliminary Subdivision Approval to consolidate Lots 118, 119 and 122 as shown on Assessor Map 212, totaling 227,623 s.f. (5.2255 acres), and subdividing the lot into 21 individual lots varying in size from 5,007 s.f. to 14,002 s.f. Said lots lie within the General Residence B (GRB) District. (This application was referred by the Planning Board at its November 18, 2010 meeting.)

The Chair read the notice into the record.

John Chagnon, of Ambit Engineering, representing Chinburg Builders, requested that this matter be postponed to the next regularly scheduled TAC meeting. Deputy Fire Chief Griswold made a motion to postpone. Fire Inspector Roediger seconded the motion.

The motion to postpone to the next regularly scheduled TAC meeting passed unanimously.

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IV. ADJOURNMENT was had at approximately 3:00 pm.

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Respectfully submitted,

Jane M. Shouse
 Administrative Assistant