

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

2:00 PM

MAY 3, 2011

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Griswold, Assistant Fire Chief; Carl Roediger, Fire Inspector; Steve Dubois, Deputy Police Chief; and Jon Frederick, Director of Parking & Transportation

.....
I. OLD BUSINESS

A. The application of **Corpus Christi Parish, Owner**, for property located at **Middle Road and Peverly Hill Road (Calvary Cemetery)**, requesting Amended Site Plan approval to create and pave two internal 12' wide roadways (total length of 380'), with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 as Lot 5 and lies within the Single Residence A (SRA) District. (This application was postponed from the April 5, 2011 TAC meeting)

The Chair read the notice into the record.

Chairman Taintor advised the Committee that he had received a letter from Attorney Peter Loughlin, on behalf of the applicant, requesting a postponement.

Mr. Britz made a motion to postpone this application to the May 31, 2011 TAC meeting. Mr. Desfosses seconded the motion.

The motion to postpone to the May 31, 2011 TAC meeting passed unanimously.

.....
B. The application of **Portsmouth Ford Lincoln Mercury, Inc., Owner**, for property located at **450 Spaulding Turnpike**, requesting Site Plan approval to demolish an existing one-story building and construct a two-story 4,000 s.f. (footprint) building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 238 as Lot 1A and lies within the General Business (GB) District. (This application was postponed from the April 5, 2011 TAC meeting)

The Chair read the notice into the record.

Mr. Taintor advised the Committee that he had received a letter from Corey Colwell, MSC Engineers and Land Surveyors, on behalf of the applicant, requesting a postponement.

Mr. Britz made a motion to postpone this application to the May 31, 2011 TAC meeting. Mr. Desfosses seconded the motion.

The motion to postpone to the May 31, 2011 TAC meeting passed unanimously.

.....

II. NEW BUSINESS

A. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Amended Site Plan Approval to include a 29' x 30' concrete deck for restaurant use, a 12' x 30' shed, the relocation of a transformer and generator, and revised parking configuration, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 297 as Lot 3 and lies within the Gateway District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Shannon Alther of TMS Architects appeared on behalf of the applicant. He handed out revised plans to the Committee members as a result of the TAC Work Session earlier that day.

Mr. Alther stated they relocated the handicapped parking on the east side which is now better aligned with the back portion of the building. There were concerns of people parking on the east side and having to walk around to the restaurant entrance. They outlined a new walkway to allow people to walk from the east side parking to the main entrance of the restaurant without having to walk on the driveway. They also discussed a shed in the north corner of the project, the relocation of the generator and transformer pad and the addition of a 20' x 30 exterior patio for restaurant use.

Mr. Taintor asked for a description of the pervious concrete sidewalk on the front of the building. Mr. Alther stated that one issue was the issue of the pedestrians being able to walk from the east side to the west side of the lot. They have taken a section of landscaping and created a granite curbing to distinguish between the driveway and the walkway. They have a 5' walkway in the front of the building and a 5' gravel drip band around the entire building.

Mr. Taintor noted that the new plans just handed out show a canopy over the front entry and he asked how that would be supported. Mr. Alther responded that it would be attached to the fabric awning canopy that they have for the deck. It is a 2' extension to highlight the entryway. It does not have any poles that touch the ground. The second plan which he handed out also shows the entranceways on both sides of the patio which they had previously discussed.

Mr. Taintor understood that the new sidewalk in front will be raised up with a curb but asked what happens between the sidewalk and the building. Mr. Alther stated they will have a gravel drip band. The height of that gravel drip band is currently about 3” lower than the sidewalk but they will taper the stones so there is not a drop or lip.

Mr. Taintor assumed that everything in the stippled pattern was not gravel. Mr. Alther confirmed that most of it was the river rock between the sidewalk and the building and once they get outside of the sidewalk they have a landscape plan which was discussed at the Conservation Commission.

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:

Mr. Britz made a motion to approve amended Site Plan approval with the proposed changes on Site Plan dated May 3, 2011. Deputy Fire Chief Griswold seconded the motion.

Fire Inspector Roediger requested a stipulation regarding the material that will be used for the outdoor deck cover and requested that it be fire retardant. If it is a more permanent structure, they will have to look more closely at how they will protect it. Mr. Taintor noted that the architectural plan says “canopy” so it is not permanent. Mr. Alther stated he will provide canopy options for approval by the Fire Department. The sprinkler system and knox box will also be discussed with the fire department.

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

1. That all changes reflected in the Site Plan dated May 3, 2011 shall be included in the Site Plan provided to the Planning Board for approval;
2. That the applicant shall provide information regarding the fire retardant capabilities of the outdoor deck canopy to the Fire Department for review and approval.

.....

B. The application of **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, requesting Amended Site Plan Approval for the addition of a back up generator on an 11’ x 17’ concrete transformer pad, surrounded by a 6’ wood fence, to be placed in the northeast corner of the lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 33 and lies within the Historic District A and the Central Business B (CBB) District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Bruce Crawford, of Ambit Engineering, appeared on behalf of the applicant, along with Dennis Marconi of Somma Studios. He first handed out amended Site Plans to the Committee members. Mr.

Crawford explained that as a result of the TAC work session earlier that morning, they moved the emergency generator to the southwest corner of the parking lot, next to the transformer. Everything else on the previous submission would remain the same, including the wooden fence with a gate and an acoustical barrier which is adjustable if they find that the decibel levels are too high. The generator is a diesel powered generator meant to come on automatically after the power goes out to operate the elevators, the sump pumps and emergency lighting in the building.

Mr. Sheehan asked how often the generator will be tested. Mr. Crawford wasn't sure. Mr. Desfosses stated it was usually once a week.

Mr. Taintor asked if the 74" height of the generator includes the contained tank and is then on an 8" pad. Mr. Crawford confirmed the height of the pad would be somewhere between 4" – 6" and it would be recessed.

Mr. Desfosses felt that at least one handicapped spot had to be a van accessible space. Mr. Frederick confirmed it was an ADA requirement. One of the spaces has to be 11' with a 5' access aisle or an 8' space with an 8' access aisle. They are required to have at least one per lot.

Mr. Frederick also pointed out that the generator took one parking space away from against the building but they did not change their parking space count on the plan. Mr. Taintor pointed out that it says on the plan that there are 34 spaces but there are only 33 and the calculations under Note 1 are based on 34 spaces so that needs to be revised also. Mr. Desfosses added that when they correct the handicapped space they will probably be down to 32 spaces. Mr. Desfosses also asked that they shift the parking spaces down and make the last one bigger like they did on the other side. That way if someone parks in the end space, they can get out of their car without having to stand on the slope.

Mr. Desfosses asked if the retaining wall comes all the way up to parking grade and he also asked what type of wall it was. Mr. Crawford confirmed it is already in place and it is reinforced concrete. Mr. Crawford believed it was elevated a little bit above the parking.

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:

Mr. Desfosses made a motion to recommend approval with the stipulation that the generator only be exercised in the middle of the day and only on a weekday. Also, that the parking be revised to conform with ADA requirements and to include one van space. Mr. Taintor requested that the parking calculations be corrected on the plan.

Fire Inspector Roediger seconded the motion.

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

1. The generator shall only be exercised on a week day and between the hours of 10:00 a.m. – 2:00 p.m.
2. The parking shall be revised to conform with ADA requirements and to include one van space.
3. The parking calculations shall be corrected on the Site Plan.

Mr. Britz advised Mr. Crawford that the fence will require HDC approval.

.....

III. ADJOURNMENT was had at approximately 2:25 pm.

.....

Respectfully submitted,

Jane M. Shouse
Administrative Assistant