

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

**2:00 PM**

**AUGUST 2, 2011**

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

**MEMBERS PRESENT:** Rick Taintor, Chairman; Dave Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Achilles, Assistant Fire Chief; and Jon Frederick, Director of Parking & Transportation

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**I. NEW BUSINESS**

A. The application of **30 Maplewood Avenue, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Site Plan Approval to construct a 1-story 1,700 ± s.f. addition to an existing building, 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, 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, addressed the Committee on behalf of the applicant. Mr. Chagnon stated that the plans are for an 18' x 8' x 91.2' one story addition on the west side of the existing building.

Sheet C-1B, Approved Site Plan, shows what was previously approved last winter. Mr. Chagnon reviewed the proposed Site Plan where they are revising some sidewalk access points on the Bridge Street side, adding a grease trap on the Bridge Street side, bringing the lights that were previously approved on the west edge of the building out to the new west edge of the building and adding a switching enclosure and manhole for PSNH. They have received HDC approval.

Mr. Chagnon pointed out one correction to Sheet C-3, Utility Plan, where it refers to a standby generator but the standby generator is being eliminated so they will correct that note.

Mr. Taintor asked about another change regarding a water line coming in off of Maplewood Avenue that should be deleted off of the plan. Mr. Chagnon agreed and explained that since the original approval they have a more accurate description of the water line that services the existing building. It comes in from Deer Street heading south to the entrance on the north side of the building. They will

erase the old line coming off of Maplewood. Mr. Desfosses asked if the line goes across the parking lot. Mr. Chagnon confirmed that it did.

Mr. Taintor indicated they were concerned about the new equipment by the parking lot that might need HDC sign off as that was not previously included. That would include the relocated transformer, fencing around it and the switching box. Mr. Chagnon's understanding was that it was not specifically addressed at HDC. Screening is provided by existing trees but it can be a stipulation that they go back before the HDC.

For the record, Mr. Desfosses asked if every individual restaurant will have their own grease trap. Mr. Chagnon confirmed that the larger users will have their own grease trap and although the space has not yet been divided, there was a thought that there would be more of a food court area with small booths who would share a grease trap. The three main users will have their own grease traps.

Assistant Fire Chief Achilles asked what the primary use of the proposed access off of the new addition sidewalk will be. Mr. Chagnon stated that the primary use will be to get people out to the dumpster area and it is a service entrance for deliveries. Assistant Fire Chief Achilles asked why they wouldn't have proposed improving that sidewalk if they are going to be using it more. Mr. Chagnon stated they did not propose it as there is an existing concrete sidewalk and it is his understanding that the City is planning a project in that area in the near future. Mr. Desfosses clarified that he was not aware of any such project.

Mr. Allen expressed some concern with the existing 6" fire service and 2" domestic water service and wondered if the 2" was adequate. Mr. Chagnon believed it was although they can adjust it if it would make sense. He asked if the Department had a preference. Mr. Allen did not have a preference but with the multiple restaurants he was concerned about the demand. It seemed to be on the small size. Mr. Chagnon indicated that the developer would consider this and asked if it would be appropriate to bring it out to Maplewood Avenue. Mr. Allen felt that would be the best spot for it.

Mr. Desfosses asked if Mr. Chagnon would talk to the developer about replacing both lines at the same time since the other has to be relocated for his future plans. Mr. Chagnon mentioned that there is an HDC application for the construction of another building on the lot and if that goes to Site Review then they would have to relocate the water so it makes sense to tap once for both buildings and bring it in now.

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 a stipulation that the brick sidewalk be extended to the same sidewalk on the other side. The reason for this stipulation was that when this application was originally reviewed there were no access doors onto that sidewalk and the developer had asked not to extend the sidewalk. They are now building out and have two more accesses on the Bridge Street side so it is appropriate to have the sidewalk extended at this time. The existing concrete sidewalk has sunk over the years and there is a 2" lip on the curbing.

Mr. Britz seconded the motion.

Mr. Allen asked for a stipulation that the developer is responsible for the capacity use surcharge for water and sewer on this project.

Mr. Taintor asked about the discussion of the replacement of water service and whether that should be a stipulation or just a suggestion. Mr. Allen felt it was probably a good idea to have that issue addressed prior to the Planning Board meeting. Mr. Desfosses suggested that they run the calculations to see if they have enough water. Also, as the water line will have to be relocated anyway for a future building, now is the time.

Mr. Taintor also mentioned the corrections on Sheet C-2 and to confirm whether HDC approval is needed for the utility boxes.

The motion to recommend Site Plan approval passed unanimously with the following stipulations: (Jon Frederick abstained as he arrived at the end of the public hearing).

1. On Sheet C3, delete the words "& standby generator" from the note concerning the proposed security fence.
2. On Sheet C3, delete the water service from Maplewood Avenue.
3. The sidewalk along Bridge Street shall be reconstructed in brick to the City standard, from Hanover Street to the site driveway on Bridge Street.
4. The applicant shall determine whether the existing water service from Deer Street is adequate for the proposed uses, and shall replace it with a larger line from Maplewood Avenue if necessary.
5. The applicant shall pay the capacity use surcharge for water and sewer applicable to the proposed uses.
6. The applicant shall confirm with the Planning Department whether approval of the proposed switching enclosure by the Historic District Commission is required, and shall obtain such approval if required.

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B. The application of **233 Vaughan Street, LLC, Owner**, for property located at **233 Vaughan Street**, requesting Amended Site Plan Approval to eliminate the first floor parking spaces and replace them with additional commercial space, to change the second and third floor use from office to 6 residential units, and to eliminate the driveway on Vaughan Street, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 14 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:**

John Chagnon, of Ambit Engineering, was present along with Carla Goodnight, the project architect. This application involves minor plan changes in two areas. The building was originally designed with a portion of the first floor used for 7 parking spaces accessed by a driveway off of Vaughan Street. They are eliminating that so that the entire first floor will be retail use. The second and third floors were slated for office and they are changing that to residential use so that there will be three floors of residential above the first floor retail. As a result of eliminating the parking on the first level, the second plan change eliminates the driveway and changes the so that the accessibility route is direct to the front of the building. They have extended a retaining wall and they have plantings above that wall. There is also a lawn area with three significant street trees in the front. They reprinted Sheets C3 and C4 showing the plan changes.

Mr. Chagnon stated they looked at the water supply and have a 3" line which was previously approved. They need to go with a 2" or a 4" but they need some time to work through that issue with the mechanical engineer so they would like to have that as a stipulation.

Mr. Desfosses asked why they are showing underground electrical and telephone being placed in the street rather than under the sidewalk, especially on Green Street. They try to keep them under the sidewalk so that they have room when they do major pipe projects. Mr. Chagnon responded that was what was previously approved however if they want it moved under the sidewalk that shouldn't be a problem.

Mr. Desfosses referred to Sheet C-4, next to where it says "Public Right of Way". There is a note that says "curb at grade" however, the grades don't reflect that and the note needs to be erased.

Mr. Desfosses indicated that they discussed parking on the street at Pre-TAC. The old plan had retail parking on the upper deck and this plan no longer shows that so all retail customers will be parking on the road. There is very little movement in this area once the cars are parked there for the day. He felt it would be appropriate for them to appear before the Parking Committee and look into putting in meters or short temporary parking signs. They might want to ask for a handicapped space at the bottom of their handicapped access for the building and they might want to provide a tip-down ramp. Mr. Taintor suggested that Sheet C-5 be amended to show a proposal to review prior to the Planning Board relative to safety issues and then it could go to the Parking Committee. Mr. Desfosses felt the plan stands for itself. They will be approving it without parking essentially. There will be underground parking for the residential units above and maybe some employee parking. The discussion on having off-street parking is a separate issue to the site. He did feel that the tip-down should go on the plan as part of this approval in case they end up getting a handicapped space on the street. They also have the issue of the PSNH vault right where the tip-down needs to be.

Deputy Fire Chief Achilles asked what the intention was for the ramp on the south side. Mr. Chagnon advised him that as the first floor is elevated above the road, that is the accessibility access. Deputy Fire Chief Achilles agreed with Mr. Desfosses that they should have a tip-down to go with the handicapped space.

Mr. Allen asked if there were any changes to the parking layout. Mr. Chagnon indicated that below grade is the same. There is an evaporator trench in the floor for drips and snow melting and a strip drain at the bottom of the ramp as you come into the garage that hooks into the foundation drainage system to handle runoff coming down the ramp.

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 stipulations. Deputy Fire Chief Achilles seconded the motion.

Mr. Desfosses requested that the handicapped access to the street be addressed in letter form or in plan form, depending on what they decide on. He asked that they appear before the Parking Committee to address off-street parking and address either the need for parking meters or short term parking signs. At that meeting, they should show a proposed plan of where the spaces would be. If appropriate, they might want to show a handicapped space on the street.

Mr. Frederick asked if they would be ready for the next Parking Committee Meeting. Mr. Chagnon was concerned about the amount of time it may take to get approved by the Parking Committee as it would have to go to City Council as well. Mr. Frederick believed the Parking Committee Minutes would only have to be approved by the City Council but he will double check with the Legal Department. The next meeting is August 11<sup>th</sup> at 7:30 a.m.

Mr. Taintor also requested that they change the 3” copper to 2” or 4” ductile, move the underground utilities underneath the sidewalk and change the “curb at grade” note on Sheet C-4.

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

1. On Sheet C4, change the 3" potable water supply to either 2" or 4" ductile.
2. On Sheet C4, relocate the underground electric and telephone utilities from under the streets to under the sidewalks.
3. On Sheet C4, delete or correct the note "curb at grade" on Vaughan Street.
4. The applicant shall address the handicapped access to the street in a letter or on the plans.
5. The applicant shall appear before the Parking Committee on August 11, 2011, to present a plan for on-street parking spaces and to discuss whether such spaces should be managed by parking meters or signs.

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C. The application of **Mitchell and Edward Hyder, Owners**, for property located at **659 and 677 Dennett Street and 295 Woodbury Avenue** (now consolidated into one lot), requesting Site Plan Approval to construct a 9-unit residential development with one 4-unit building and one 5-unit building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lots 31 and 32 and Assessor Map 175 as Lots 6 and 6A and lie within the General Residence A (GRA) District.

The Chair read the notice into the record.

**SPEAKING TO THE APPLICATION:**

John Chagnon, of Ambit Engineering, appeared on behalf of the applicant. Mr. Chagnon stated that the proposal is to construct a 9-unit residential RDI-PUD project. They consolidated four individual lots to create one lot which contains a small jurisdictional wetland. The lots have been used by various construction projects by the State and the City which left a low spot which is now a wetland. They are applying to NHDES to fill that wetland.

Sheet C-2 shows the layout of the project. There will be a 4 unit building on the west side and a 5 unit building on the east side. They are proposing to put in sidewalk around Dennett Street and Bartlett Street. The driveway access will be from Dennett Street. They did a sight distance study and sight distance is 400' looking east and clear to the intersection looking west. The site includes an interior courtyard and each building has a garage space accessed by the courtyard. They are proposing a one way circulation pattern. Extra parking spaces are on the north side and there is a shed for maintenance equipment and a dumpster in the northwest corner.

The owner wants to create some private spaces for the individual unit owners and the spaces will be framed by landscaped walls creating a courtyard in front of each unit. Each unit will have individual connections to the sidewalks.

The site slopes from Woodbury Avenue toward Bartlett Street and they plan to cut into the grade on the west side and all fill on the east side. It will be a very flat site once the re-grading is done.

Mr. Chagnon stated that Sheet C-3 shows sewer and water connections. They plan to tap PSNH on the east side of the building on the east and the west side of the building on the west. There will be two feeds for PSNH and two feeds for sewer and water. They plan on having individual water meters internal for the units. They will be hooking the buildings up to natural gas.

Sheet C-4 shows the grading. All of the pavement area of the interior courtyard slopes to a proposed rain garden in the middle and then exits through a drain pipe to a proposed detention pond designed to comply with City ordinance regarding stormwater runoff flow rates.

Sheet L-1 is the Lighting Plan showing four pole-mounted lights which will illuminate the interior courtyard parking area.

Sheet L-P is the planting plan which shows street trees in the courtyards along all three public streets and interior plantings in the rain garden area. Each unit has an entrance beside its driveway entrance, separated by a curb with landscaped areas. All of the plantings are detailed on the plan.

Mr. Chagnon handed out exhibits that would answer questions raised at the Pre-TAC meeting. There was a question about the legend for the hydrant and they adjusted the cover sheet so that the hydrant symbol matches the plan set. On the second page they made a revision to the Utility Plan showing they will service the buildings with separate domestic and fire services, both tapped through the main and they are proposing to meter each unit individually.

The next sheet shows a relocated position for the utility pole on Bartlett Street. They can replace the overhead service to the house on Bartlett. They felt that was a good idea.

Mr. Desfosses noted that the other pole was still on the handout. Mr. Chagnon indicated that would be changed and adjusted so that there will only be one pole on Bartlett.

The next two sheets showed truck movements. The first sheet shows a truck template for a single unit 30' long vehicle, which is what you would service a dumpster with. The second sheet shows the 43' tractor trailer movement. Both are set up so that the trucks can pull onto the site if that is what the Fire Department wants to do. They spoke with Fire Inspector Roediger and he indicated that backing would not be an issue if they responded to a call.

Sheet D-4 shows sections AA through the detention pond and section BB through the rain garden in the middle of the site. All of the pavement runoff in the interior courtyard is directed to this rain garden so it is receiving treatment by the rain garden. The rain garden is bordered by steego wrap, due to the presence of water table and is necessary for this to function. Vehicle runoff is treated before being collected in the 4" perforated pipe underneath and then directed to the catch basin and out to the detention pond.

Mr. Chagnon stated that initially they looked at a design that included an entire underground system. In order to do a complete underground system in the courtyard they would have had to have a tremendous amount of pipe, around 300' of 36" pipe, and that would only take a 10 year storm. It was unreasonable to put in that type of system financially so they went with a surface detention pond which will keep the peak flow up to the 50 year storm with this system.

At Pre-TAC there was discussion on the barrier to the By Pass and whether or not that pond could be planted to provide more treatment. He asked Clarence Parker, the Landscape Architect, to address those concerns.

Clarence Parker, of Terra Firma Landscape Architecture, provided a plan for the Committee members to review. There is an evergreen hedge along the back consisting of Dark American Aborvitae which is conducive to growing at the edge of a wetland. In conversation with John Chagnon, they are proposing a four bay treatment across from the snow shelf area that would take some of the stormwater and pre-treat it before it goes into the detention area. That would be a designed rain garden.

The Ash tree was substituted with a nyssa sylvatica Tupelo and is labeled as NS on the plan. There are two pairs on either side of the access drive so it creates an architectural repetition as you enter the courtyard. Mr. Britz asked if the fore-bay rain garden will have the same planting plan as the one in the center. Mr. Parker explained it would not be the same and he can submit a rain garden design or just list out the plants. Mr. Britz asked how that would be graded. Mr. Chagnon responded that the entire detention area is needed to attenuate peak flow. However, they heard the Committee's concern about treatment being more important. Mr. Britz did not feel it was more important but he just didn't think the small rain garden in the middle was going to be enough to treat the whole area. Mr. Chagnon confirmed they are thinking about the possibility of that being a fore-bay area to the detention pond. They would introduce a berm that would hold it back and let the wet plants grow in there. They would need to model the pond again and it may take up that space from storage, creating some peak flow issues, which they would have to balance. Mr. Britz stated he would not want to reduce the protection of the site from the stormwater concerns but it would really help to add the fore-bay into the detention area. He asked if they looked at other areas of underground detention. Mr. Chagnon confirmed they looked at the underground but they would have had a significant amount of pipe and were only detaining the 10 year storm. This plan is designed for 50 years.

Mr. Britz asked about the rain garden detail where it talks about 4" of bark mulch. They have had problems in the past so it needs to be hardwood bark mulch. Mr. Parker confirmed they were in the process of amending that detail. It will uniformly slope down so they will have a stone channel to avoid the mulch syndrome.

Mr. Chagnon continued with the presentations. He stated that the project will have two affordable units and they will submit deed documentation and determine how to set that up. They will identify the location of the two units in the documentation.

(Dave Allen left the meeting)

Mr. Desfosses asked how the underground detention system works as he found the drainage table confusing to read. Mr. Chagnon stated that the detention pipes underneath the main entrance are essentially backup pipes so they are simply connected to the catch basin 4A. The pipe that is below each listing is the downstream pipe. For the analysis they plug in the detention chambers as an overflow to provide storage backing up because the 8" pipe is going to restrict the flows. The drainage report was further discussed with Mr. Desfosses.

Mr. Taintor indicated that at Pre-TAC they talked about the possibility of creating some on street parking and he asked how that was left. If they relocate the utility pole, he wants to make sure they preserve that option. Assistant Fire Chief Achilles understood that people are going to park there so it was his understanding they would create parallel parking along the westerly side of Bartlett. Mr. Taintor asked them to show that when they come back. Mr. Chagnon felt it was City land so it was up to them to show them what they wanted to do. As far as the pole goes, it needs to be in line with the primary service as it is a guy pole and they can't swing it left or right. Mr. Desfosses felt the pole could be moved 2' - 3' as necessary. The problem with parallel parking is they need to turn around and there's no place for that as Bartlett is a dead end. He doesn't want to create a problem for the people who live on Bartlett Street. He was actually thinking about have driveways where the walkways are for Units 7 & 8 but this morning is got turned into parallel parking. He felt the applicant



should think about it and decide what they want to do. Mr. Chagnon confirmed that the owner wants to keep the yards and the walls so the parallel parking is probably not what they want. Regarding the snow storage, the site will require special attention and that is why they will have a shed with a Bobcat and snow blower. Mr. Desfosses felt that would lead them to "No Parking" signs on Bartlett Street. They don't want people turning the side of the road into a mud parking lot, breaking the edge of the road and having cars park where the snow banks should go. Mr. Chagnon confirmed that they do not want to park on Bartlett Street and they could put in some plantings that would have the same effect as signs, but would not be as ugly. Mr. Taintor expressed the concern about the number of parking spaces and where will guests park. Mr. Chagnon stated there is some neighborhood parking on Dennett Street and there is the ability to park behind their garage without impeding traffic flow around the site. Assistant Fire Chief Achilles felt that realistically they only have 4 spaces for overflow. Mr. Chagnon felt that not every unit will have 2 cars and this site is immediately adjacent to a bus stop. They feel comfortable going forward with the parking that they have.

Mr. Taintor asked about the area in the middle. It looks like the aisle width in front of Unit 8 is 18' yet they need 24' unless Mr. Chagnon is interpreting the Zoning Ordinance differently. Mr. Chagnon stated it is an aisle and aisles adjacent to parking spaces do need 24' but this is not adjacent to parking spaces. Mr. Taintor assumed he was saying the garage space was not a parking space. Mr. Chagnon indicated that the reality of the configuration is that it is going to work as they have put car templates on it. He believes they meet the ordinance. They have 18' for the one way flow and he does not believe they are creating a situation that requires a variance. Mr. Taintor agreed and assumes that is why they have a one way flow. He asked how much he would lose to get a two way flow. Mr. Chagnon stated that just after Unit 9 there is a problem and he cannot get 24'.

Mr. Desfosses felt that with the exception of the space outside Unit 8, two cars could safely pass. The only thing that he wants to make sure of is that two cars can pass without bumping each other.

Mr. Desfosses asked if the sidewalks are private. Mr. Taintor indicated they are all in the public way. Mr. Desfosses did not feel they needed the new handicapped panel at the end of Dennett Street because there is no crosswalk going across Woodbury Avenue. He felt they would want to keep the sidewalk off the curb line. Mr. Taintor indicated they would then need an easement as it's not all public sidewalk.

Mr. Desfosses asked Mr. Frederick if it was appropriate to put a crosswalk on Dennett Street at Bartlett, although he was not sure it would be worthwhile. After discussion, the consensus was to have a crosswalk at Woodbury at the controlled intersection.

Mr. Desfosses suggested that they might want to move the bus stop. They would have to check the sight distance coming out of the driveway so they might want to move the bus stop to in front of Unit 4. Then, the rest would be a turning lane for the trucks.

Mr. Desfosses asked about noise control for the By Pass. Mr. Chagnon stated they would have the arborvitae.

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:**

Assistant Fire Chief Achilles made a motion to recommend approval with stipulations. Mr. Sheehan seconded the motion.

Mr. Desfosses felt there were a lot of issues that may not warrant approval. Mr. Taintor suggested they proceed with stipulations and then they can consider a postponement motion.

Mr. Desfosses requested an onsite meeting with PSNH to determine where the communication and electrical wire taps will come from.

The Applicant needs to do research on the water service on the last lot to determine where they will connect .

Mr. Desfosses stated they need to come up with an ordinance change for parking. They need to look at where the bus stop will move to. Mr. Frederick indicated there would be no parking from Woodbury to the driveway and beyond the driveway so they can see.

Mr. Desfosses felt the proposal for shrubbery on the edge of Bartlett Street probably satisfies the Bartlett Street concerns; however, he would like to see the proposal for that and requested that they keep it off of the edge of the road 3' or 4' so that there is room for a snow bank in the wintertime. He would also like to see what the proposed plants would be.

Mr. Britz asked for the new rain garden planting plan and a maintenance plan for the future. Mr. Chagnon confirmed that was in the Drainage Analysis already but he will separate it out.

Mr. Desfosses felt that the sidewalk on Bartlett Street could end at the Unit 8 walkway and they need to revise the sidewalks at the corner of Woodbury and Dennett Street and provide an easement at the corner if necessary.

Mr. Taintor asked if he was suggesting changing the sidewalk at the corner of Dennett and Bartlett. Mr. Desfosses confirmed that was a raised curb so there is no way to get down if you are in a wheelchair. This will be a municipal sidewalk that will service one site. This probably won't get plowed because there's nowhere to go and the owner isn't going to plow it so there won't be a second means of egress from the building. Mr. Taintor felt that would have to be addressed.

Mr. Desfosses stated there should be a crosswalk and stop sign across the main driveway. He would like to think about going with a 10' radius on the curve in front of Unit 8 to create a little bit more room for the cars so two cars can pass each other.

Mr. Desfosses would like to see the final locations for the dead end sign and I-95 sign so people don't go down Bartlett thinking it is a down ramp.

Mr. Desfosses stated that Mr. Allen asked him to mention the "one water service per lot rule" is in effect unless these are condos. Otherwise, there can only be one water service for the lot and it should

all be piped in underground. They can have two fire services. Mr. Chagnon asked about putting in one tap to a meter pit. Mr. Desfosses confirmed the City does not allow meter pits any more. Therefore, the water metering detail needs to be reviewed.

Mr. Taintor confirmed they will need a revised drainage plan with some minor revisions.

Mr. Taintor confirmed they will need the elevations in the plan set. Mr. Chagnon confirmed that they are 85% complete. Mr. Taintor also confirmed he will need the affordability documents for the RDI PUD at the Planning Board meeting.

Mr. Taintor was inclined to agree with Mr. Desfosses that this should be postponed. Mr. Britz also agreed and felt there was a lot to do.

Assistant Fire Chief Achilles withdrew his motion. Mr. Sheehan withdrew his second.

Mr. Desfosses made a motion to postpone the application to the next TAC meeting on August 30<sup>th</sup>. Mr. Britz seconded the meeting.

The motion to postpone to the August 30, 2011 TAC meeting passed unanimously.

Concerns of the Committee:

- Utility connections:
  - On-site meeting with PSNH and DPW to determine locations for electrical and communications taps.
  - Research existing water service (near Unit 6) to determine final location.
  - Domestic and sprinkler service must be tapped separately at the street.
  - Provide only one domestic service per lot, or per condominium unit if applicable: i.e., would need to show a 2-unit condominium plan in order to provide a separate service to each building.
- Street:
  - Relocate existing bus stop.
  - Propose parking spaces on Dennett Street; no parking from driveway to Woodbury Ave. (requires ordinance change).
  - Show final locations for existing signs on Bartlett Street ("Dead End" and "I-95").
- Sidewalks
  - Revise sidewalks at the corner of Woodbury Avenue and Dennett Street, and show easement to City where sidewalk crosses the site.
  - Terminate the Bartlett Street sidewalk at Unit 8.
  - Address how the Bartlett Street sidewalk will be plowed so that the second egress to the proposed units will be left open.
- Internal circulator:
  - Consider changing 8' radius on the curve in front of Unit 8 to 10', in order to create room for two cars to pass,
  - Add a stop sign/bar and crosswalk across the site driveway.
- Revise planting plan to include plantings along Bartlett Street to prevent parking.

- Provide planting plan and maintenance plan for rain gardens.
- Provide revised drainage calculations.
- Provide building elevations.
- Provide proposed covenants or other documents to ensure affordability of the affordable units in the RDI-PUD.

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**II. ADJOURNMENT** was had at approximately 3:45 pm.  
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Respectfully submitted,

Jane M. Shouse  
Administrative Assistant