

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

2:00 PM

JUNE 4, 2013

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

MEMBERS PRESENT: Rick Taintor, Planning Director; Peter Rice, Deputy Director, Public Works; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Carl Roediger, Deputy Fire Chief; Frank Warchol, Police Department

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I. OLD BUSINESS

A. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Site Plan Approval to construct a 4-story 27,000 ± (footprint) mixed use building with commercial use on the 1st floor, 70 residential units on the 2nd – 4th floors and parking spaces on the ground floor level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD). (This application was postponed at the April 30, 2013 TAC meeting.)

Mr. Rice made a motion to postpone this matter to the July 2nd, 2013 TAC meeting. Mr. Britz seconded the motion.

The motion to postpone Site Plan review to the July 2, 2013 TAC meeting passed unanimously.

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II. NEW BUSINESS

A. The application of the **RLD Revocable Trust and the AMD Revocable Trust, Owner**, for property located at **3201 and 3203 Lafayette Road**, requesting Preliminary and Final Subdivision approval to subdivide one lot into four lots as follows:

- a. Proposed Lot 1 consisting of 6.02 acres and 561' of continuous street frontage.
- b. Proposed Lot 2 consisting of 67.11 acres and 200' of continuous street frontage.
- c. Proposed Lot 3 consisting of 11.38 acres and 1084' of continuous street frontage.
- d. Proposed Lot 4 consisting of 123.97 acres and no street frontage (deeded easement for access and utilities).

Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway District where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required, the Rural (R) District where a minimum lot area of 5 acres and no continuous street frontage is required and the Garden Apartment/Mobile Home (GA/MH) district where a minimum lot area of 15,000 s.f. and no continuous street frontage is required. (This application was postponed at the May 16, 2013 Planning Board meeting and referred to TAC for review.)

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Steve Oles, of MSC Civil Engineers, was present with Theresa Desfosses, Attorney Alan Beagle, Attorney David Brown, Gordon Smith who will be doing the work and the new owner, Glenn Gidley. Mr. Oles stated that the parcel has been sold as of May 30th and the new owner is Glenn Gidley. Mr. Gidley provided a letter of authorization to the City allowing MSC to represent them in this application. A copy of that letter was given to the Chair and the original will be delivered to the Planning Department.

Mr. Oles stated they were at the TAC work session last week and they discussed working with DPW on the infiltration within the sewer system. They provided a letter from Gordon Smith and Ted Berry explaining how they are approaching the work and that work has started this morning.

They are proposing a four lot subdivision. Proposed Lot 1 would consist of a little over 6 acres along Lafayette Road and has the Desfosses law office on it. Proposed Lot 2 would consist of a little over 65 acres containing the manufactured housing park. Proposed Lot 3 is a little over 11 acres and is the other half of the frontage along Lafayette Road. Proposed Lot 4 was revised to be 106 acres in the rear, includes all of the wetlands and includes Map 289, Lot 1 which includes frontage onto Lang Road. A Lot Merger form has been completed and will be submitted. The plan also shows the easement running across Desfosses Avenue for the benefit of Lot 2 which addresses one of the comments made at the Planning Board meeting.

Mr. Taintor asked them to explain Mr. Berry's letter which was only received last night by staff. Gordon Smith, of State Manufactured Homes, reviewed this with Ted Berry, which is the company that they used for the closed circuit television of the whole circuit. Skipping through the methodology, he felt it was important for DPW to understand the extent of what they did as he didn't think they had a good idea of what they were proposing to do. They had the whole system videoed to show the problem areas that need to be addressed and fixed for water infiltration. They met with DPW representatives last week and then did more videoing after all of the rain as they thought it would be a good idea to double check it. They found that it was as previously believed found some failed joints on the laterals and on the house services. He went through all of the videos and determined there were 30 houses with significant infiltration so they can go back and dig them up and fix them.

Mr. Taintor wanted clarified that the report that staff received last night at 7:40 pm was prepared by Mr. Smith, of State Manufactured Homes. He also added that he and Peter Rice were at a very late City Council meeting last night so they were unable to look at the report.

Mr. Rice explained that City Engineer Terry Desmarias and Deputy Director of Public Works Brian Getz met with the applicant's team last week and explained what their expectations were in terms of the evaluation. Mr. Rice asked Mr. Desmarias to review their letter and he put together a memo outlining the steps that he would expect to see. It entails taking something similar to what they did but following the Massachusetts guideline for infiltration in-flow elimination studies and, in addition to videoing, they need to do flow measuring and figure out exactly what they are proposing to do for solutions. The City is looking for more than the level of effect that has been made to-date. Based on the report that was submitted, it is hard for them to quantify the potential improvements. The information that they have doesn't give them the ability to determine if the efforts will be successful or

not because there is no flow apportionment to it. Their efforts are going in the right direction. There is a significant amount of excess flow in their system and it looks like they are proposing spot repairs. Mr. Smith said they didn't know that yet and a lot of them will be full replacements. Mr. Rice indicated that it was difficult for them to feel like the level of effort was adequate for what the problem is. He would recommend that any approval or recommendation incorporate this type of study as part of that approval. Mr. Smith indicated they are willing to do whatever it takes to get everything working properly. They don't want the waste and the new owner doesn't want the waste. He's been working there for quite a few years and understands what is going on. Mr. Rice felt they could work together and structure a recommendation that would give them time to do it right. The City is not trying to put a roadblock up but, rather, they need some level of assurance that it is going to be addressed. Mr. Smith added they would like to start as soon as possible. They have equipment ready to start tomorrow and they will go street by street.

Theresa Desfosses, representative of the AMD and RMD Revocable Trust. Their report was a camera study of 8,000 feet of sewer main that the park has. They did every inch of that and propose to replace or reline 8 of the manholes that show infiltration. They are going to replace all of the lines that are leaking per the camera study as well as anything else that needs to be done. They have been working on this project since March. As of today they have spent \$79,000 and they have estimates of up to \$150,000 to finish the project. They should be done by July 15th. She understands they would like more of a study but she doesn't know how much more they can provide.

Alan Beagle, Applicant's Attorney, indicated that last week when the City went down and met with Gordon Smith and Ted Berry and they attempted to ascertain exactly what was needed and there was no mention of the guidelines of what was needed but there was no mention of a plan. He was a little disappointed that they didn't comply when they used the best efforts that they could.

Mr. Rice responded that they have mentioned many times they were looking for engineering studies and the reason they are specifying right now exactly what they are looking for is because they feel there has not been a clear communication of our expectations. By putting the memo together they are clearly stating what the level of effort they are looking for. When they asked for engineering studies to evaluate infiltration and in-flow removal there are certain things that go along with that. When Ted Berry's company was retained, it was thought that they understood the level of effort necessary. You would not start with a TV inspection of your system. Rather, you would first start with flow monitoring of your system. Mr. Rice understood that significant money has been spent and they appreciate the efforts that have been made. The reason they need to be very clear now is that they believe past communications have not conveyed what their expectations are. The Memo now outlines that in a more thorough manner. Attorney Beagle just wanted to make it clear that there was an understanding at their meeting and they appreciate their memo. Mr. Rice noted that, months ago when they initially started this, the City asked to be able to participate while they were doing this. They did never get any type of communication saying that the applicant was ready to sit down and talk about how they intended to solve this and the City was only given information afterwards saying they were done. What the City was looking for at the time was to participate in saying what level of effort would be necessary. He understands the frustration they feel and hindsight is 20/20 and Mr. Rice felt they were pretty clear about what they were expecting at the time. Attorney Beagle understood that the City was invited several times to come down and talk at the time but he doesn't think what happened in the past matters at this point in time.

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. Rice made a motion to recommend approval with a stipulation to include the Memo from Terry Desmarias relative to the level of effort to determine the inflow and infiltration associated with this site. Mr. Taintor asked about a time line. Mr. Rice felt they could work on a schedule of compliance with some sort of assurance that this could be complied with and they can move forward with their efforts.

Mr. Britz seconded the motion.

Mr. Rice also felt that could be done concurrently with the approval with some mechanism to make sure the work was completed by a certain date.

Mr. Taintor felt the motion would be to move forward to the Planning Board with the conditions outlined in Terry Desmarais' Memo dated June 4, 2013.

Mr. Taintor also requested a stipulation that the work shall be secured under a Subdivision Agreement with the typical subdivision stipulations regarding the placement of monuments, submission of digital plans and the recording of any deeds and easements.

Mr. Rice was comfortable with the additional stipulations.

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

1. The development of an Inflow and Infiltration Control Plan following the "Guidelines for Performing Infiltration/Inflow Analyses and Sewer System Evaluation Survey Revised January, 1993" MA DEP (available at: <http://www.mass.gov/dep/water/laws/iiguidln.pdf>)
2. The submission of this engineering work plan to DPW for review and approval prior to implementation.
3. The study shall include a remediation plan with a schedule and costs to implement.
4. The schedule for remedial actions shall be submitted to DPW for review and approval.
5. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
6. GIS data shall be provided to the Department of Public Works in the form as required by the City.
7. The final plat and all deeds and easements shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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B. The application of **Seacoast Trust, LLP, Owner**, for property located at **150 Route One By-Pass**, requesting Site Plan Approval to place a 10' x 60' mobile diagnostic coach on a concrete pad in front of the existing medical building with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 Lot 58 and lies within the Single Residence B (SRB) District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Peter Weeks was present on behalf of Seacoast Trust, along with John Lorden of MSC Civil Engineers. At the TAC Work Session last week their only question was how the mobile coach fire alarm system would be tied into the existing building. When they submit for the building permit they will have telephone lines installed so that they can have fire alarms in both places.

This location has been a medical facility since the 1950's. It is zoned residential. There is a 10,800 s.f. medical office building and they are requesting the placement of a mobile coach for diagnostic services. The entrance to the mobile coach will be within the existing office building. It is a coach that will come in and stay on-site. The only time it will leave is if the technology changes and they replace it with a new updated coach. Some Committee members may remember in 2008 when this received site plan approval, and it was then relocated to the front of the building, but due to economic times it was never implemented. They have received a BOA variance for expansion of a non conforming use. There will be a fence surrounding the coach to make it less visible from the street.

There were previous concerns from the Police Department about the possible interruption of police service in cruisers as they drive by and it has been confirmed that this will not be a problem. It has also been confirmed that the coach meets the decibel level at the property line.

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. Rice made a motion to recommend Amended Site Plan approval as submitted.

Deputy Fire Chief Roediger confirmed he was comfortable with the response and he seconded the motion.

The motion to recommend Amended Site Plan approval passed unanimously.

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C. The application of **Michael De La Cruz, Owner**, for property located at **75 Congress Street**, requesting Site Plan Approval to convert 3rd floor interstitial space and attic storage space to 4th floor office and storage space, with associated site improvements. Said property is shown on Assessor Map 117 as Lot 5 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD).

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Michael De La Cruz, owner, addressed the Committee. Mr. De La Cruz stated that this application was a result of one of the two building permits covering the project expired. They are going through Site Review Approval to lower the 3rd floor ceiling and finish off the 4th floor. At the TAC Work Session the Fire Department mentioned a concern about adding a manual release mechanism to the exit gate and he has found some hardware that should alleviate their concerns.

Mr. Taintor confirmed that this is only for commercial space and there will be no residential space.

Deputy Fire Chief Roediger confirmed that they are adding another floor of sprinkler coverage and asked for documentation of a review from the sprinkler company showing they have adequate flow and water with the current system. Mr. De La Cruz understood that they would have to upgrade at the time of permitting, if necessary.

Mr. Sheehan asked about water capacity. Mr. De La Cruz stated they did have the Peterson Engineering come in and do a water capacity study for all office fixtures on the fourth floor to replicate the plumbing fixtures they have on the third floor. The study determined that no changes or upgrades were necessary.

Mr. Sheehan was more concerned with water demand regarding usage – what they are using now vs. the increase with the additional space. Eric Weinrieb stated there is restaurant and retail on the 1st floor, offices on the 2nd floor and the 3rd and 4th floors are empty. They will be adding 2 floors of office space with a minimal increased office flow. Mr. Rice clarified that they are looking for a before and after figure. James Peterson has done a projection of what it is going to be and they want it to say what the usage today is and what it is going to be in the future and what the delta is. They would like a letter to that effect. It is not the pipe size that is the issue but, rather, it is the daily usage.

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 with the stipulation that a letter from James Petersen be received, stating what the delta is associated with the water use and, as a result of that, a capacity use surcharge would be appropriate, if necessary.

Mr. Taintor requested some sort of manual push bar release system for the Vaughan Mall gate, a CMMP which will primarily be for deliveries.

Motion passed unanimously with the following stipulations:

1. A letter from James Petersen shall be provided with the delta associated with the water use and a capacity use surcharge, if appropriate.
2. The applicant shall prepare a Construction Management & Mitigation Plan for review and approval by the City’s Legal and Planning Departments.
3. A manual push bar release system shall be added to the Vaughan Mall gate.

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D. The application of **143 Daniel Street, LLC, Owner, and Steven P. Wilson, Applicant**, for property located at **143 Daniel Street**, requesting Site Plan Approval to add a 2 ½ story addition over the existing “gym” and construct a new 60’ x 40’ 3-story addition on the existing parking lot for the development of a mixed use building including commercial use, 14 residential units and 18 lower level parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 19 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD).

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Jonathan Ring, of Jones Beach Engineers, was present along with Steve Wilson, the developer. Mr. Ring stated that this matter was reviewed at last week's TAC Work Session. The proposal includes 14 residential condominiums, commercial space on two floors of the gymnasium and interior parking on the lower level. They made minor revisions to the plans since last week. They have two waivers for the project. One waiver is for the off site impacts traffic study and the second is for the stormwater management analysis, because they have less impervious on the site after the development. There will be more landscaped areas where infiltration can flow.

Mr. Rice referred to the trench drain at the entrance to the garage and asked what the elevation was and how they are getting the water out of that area. Mr. Ring explained they are proposing to have the front roof drains (Daniel Street) tie into the City stormwater with association with their current contract to rebuild the sidewalks out front. There are two roof drains coming down on the back side and it was suggested at the TAC Work Session that they should pipe those into the trench drain and then pipe the trench drain out northeasterly to the connection out on Wright Avenue. Mr. Desfosses thought that elevation would allow them to tie into it.

Mr. Rice indicated they would have to make sure the elevations worked for this. It was his understanding that the drain going across the sidewalk along the parking lot is going to be very shallow. He would be surprised they could catch it in a trench drain at the other end that is below grade. Mr. Rice felt it was critical that they get that resolved before going any further. Mr. Ring stated that Mr. Desfosses was going to get him the elevations. Mr. Rice stressed that, as the designer, he needs to resolve the issue, not the City, and confirm that it will work. He should not rely on representations made by City staff that something will work. He, as the developer, needs to know that it will work.

Mr. Taintor asked about a detail for the railings on the plans. Mr. Ring indicated they have a note on Sheet C-2 in the enter right side that says "all concrete ramps and stairs to be installed with railing per ADA and life safety codes". Those will be shown on the Architectural and structural plans that JSA prepares for the ramp construction. They are not worked out yet.

Mr. Taintor requested that when they submit their plans for the Planning Board they should make sure that their plans match up (some are reversed). He asked how the cars for the new dwelling will maneuver and the handicapped parking space is at the very end of the aisle and he wondered how that car was supposed to get out. Mr. Ring stated they it may need to make a few 2 or 3 point turns to get out of that space. The aisle width is 20'. For other garage, the aisle is 21.8' aisle and he asked if that meets the City parking requirements. Mr. Ring confirmed the parking spaces are a minimum of 8.5' by 19' and the aisle width is 21.6'. They have a variance for aisle width to be as small as 20'. Mr. Taintor asked if they have verified his question about wither the handicapped accessible space meets ADA requirements. Mr. Wilson confirmed it with Rick Hopley.

Mr. Taintor noted they have added on the sidewalk work in front of the new building.

Mr. Rice asked where trash is stored and picked up. Mr. Ring directed him to Note on Sheet C-2 that indicates trash will be managed in tote bins in the lower level for the residents. There is no dumpster

on site. They will bring trash out privately and it will be collected at the bottom of the driveway. They are not actively talking to any restaurant tenants and are looking for retail tenants.

Mr. Rice stated that restaurants always seem to come into play in downtown developments so they asked the developers to show where they would put in external grease traps if they were ever needed in the future. They have a lot of sidewalk so it is a great spot for a café. He would encourage them to identify a space for an external grease trap or they will put language in that would preclude any future use of space for restaurants. Mr. Wilson responded that they have discussed it and because of the large volume of the basement it could go there and they will mark it on the plan.

Mr. Wilson mentioned the outfall of the trench drain at the driveway which is very close to making a gravity feed to the Daniel Street corner of the building by going through the garage where the existing roof drains exit. Mr. Desfosses suggested that they also look at the Wright Avenue elevation as being a little lower by 2 ½'. Mr. Wilson went out and spoke to the Lyman foreman and he said that one line was not plotted on their plan for the work in front of the building so he was going to give them an elevation for the manhole they were now placing. He would like to coordinate with David Desfosses on what the best point is to inject the water. Mr. Rice stated he was more than happy to provide information that they already have but his concern is that he doesn't want decisions being made based on representations by staff that are somehow representing that the City is guaranteeing that something is going to work. He encourages Mr. Desfosses to work with clients and residents but at the same time we need to be clear about the limitations and the information they provide.

Deputy Fire Chief Roediger did not see any plan to put storage lockers for the individual units within the underground parking areas. Mr. Ring confirmed that would all go in the lower level of the 1916 building along with elevator access.

Mr. Sheehan asked about any dewatering in the garage. Mr. Ring indicated there was none. There will be evaporative trenches.

Deputy Fire Chief Roediger asked if they will have an overhead gate for the garage. Mr. Wilson confirmed that both garages will have an electronic overhead door and there will be an exterior keypad with a code and a battery backup.

Mr. Taintor asked if the driveway was heated. Mr. Wilson confirmed that it was.

Mr. Brtiz was not sure how they were going to be able to back out of the parking spaces. Mr. Wilson explained 6- space garage with the handicapped space. The basement is 42' wide and has a 19' parking space, which allows plenty of space to back out. The car will not have to come real close to the back wall in order to make a left hand turn. It will have a 28' radius for a 90 degree turn. For the larger garage, they again have a 22' travel lane and he will apply the same radius to these parking spaces. He also added that parking spaces exceeds the parking requirement for the number of dwelling units. He could double-width one or two of the spaces. Deputy Fire Chief Roediger asked if it is really appropriate to put the handicapped spot the furthest from the entrance. Mr. Wilson agreed it was probably not the best location. He could switch it down to the other end and still have access to the door.

Mr. Cracknell asked about the 4 parking space credit on Sheet C-2. Mr. Taintor confirmed there is a four space credit in the Zoning Ordinance it applies to this project. Mr. Cracknell also didn't want to beat a dead horse, but he felt the parking was extremely close. He agreed that the handicapped space

did not work very well and he should move it however putting another car in the same space is not going to resolve the challenge of getting out of that space. He would like to see them demonstrate that someone can get out of that space without a six point turn. The same goes for the two spaces at the end of the gym where they are wider by 6” but it is extremely difficult to get out of them if it is not a compact car. They may need pavement markings.

Mr. Cracknell questioned whether tip-downs and curbing are needed on the two radii going into the driveway. It seems like this is not fully developed in terms of wrapping around the radii of the driveway and the bricks coming up and the orientation of the bricks is just a drafting issue but the bricks should be 90 degrees from the road instead of going parallel to the street in this new section. Therefore, they need to address the orientation of the brick, a granite edge and the tipdown on the curb cuts. Mr. Ring noted that they mark the brick at those radius points as flush. Mr. Cracknell stated they need a curb to hold it together at the edge of the brick, and it can be flush. He asked if there was any raised curb anywhere on the plan. Mr. Ring pointed out raised curb on Sheet C-2. There is no vertical granite curb today on Chapel Street but they are adding it. Mr. Cracknell felt they should consider doing some kind of different treatment to the emergency garage exit than just weeds, which is what it will become. They have labeled it as some type of stones. It should be a suitable surface to get in and out of the building in an emergency. He felt it was worth a little bit of thought where the brick sidewalk terminates at the property line. Mr. Ring indicated they have a concrete walk there now although it is not labeled out. He agreed that the small landscaped area could probably have a bush added to it.

Mr. Taintor wanted to follow up on the discussion about the entrance to the garage and asked what the difference is between the south side of the driveway and the north side of the driveway. There are bricks on the north side and no bricks on the south side. Mr. Ring agreed to trim that radius out.

Mr. Rice also confirmed that they resolved that the radius of the granite will continue through.

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. Rice made a motion to approve with stipulations. He stated that he needs to see confirmation that the drainage will work properly, he would like to confirm the elevations, identify on the plans where they will propose to put a grease trap, that the granite curbing will be continued on the radius of the tipdowns, and that the brick orientation would be consistent with City standards.

Mr. Cracknell seconded the motion.

Mr. Cracknell asked if there were any street lights on Chapel Street and would they have any need for them. Mr. Rice was unsure at this point in time.

Mr. Rice added that he would like to see turning templates on the internal parking to show how it works. He had concerns. There are blind spots and he could see people backing out with conflicts.

Mr. Taintor requested that the handicapped parking space in the new building be shifted closer to the elevator, that they revise the parking plan to be consistent with the other sheets and add an engineer stamp and a prepare a CMMP.

Deputy Fire Chief Roediger noted that the emergency exit door from the new space should swing out rather than in. They have the same issue in the original building in the storage room.

Mr. Britz asked if it would make sense to have a stop bar before the sidewalk as you were leaving the garage as it looks pretty steep coming out. (Sheet C-2) Mr. Cracknell suggested continuing the sidewalk across the apron to send a clear signal to the driver. The transition is relatively shallow where they hit the 3% grade to go out into Chapel Street and it might be a good idea to cut the apron and do the brick right over to the other side. There would be no additional granite. Mr. Rice felt that would work well and it would have to be installed to handle the loading.

Deputy Fire Chief Roediger requested an additional standard paragraph, given the mass of the building, that a representative from a Motorola dealer come in and do regular strength testing in the building to insure that the Police and Fire Departments can communicate and if repeaters are necessary to make that happen, that would be the responsibility of the developer. As the building is being built, the representative will come in and perform testing. Mr. Taintor confirmed they will send the wording to them to add to the Site Plan.

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

1. Elevations shall be added to the Site Plans along with calculations to show how the drainage will work.
2. A proposed location for a grease trap shall be added to the Site Plans.
3. The granite curbing will be continued on the radius of the tipdowns.
4. The brick orientation shall be consistent with City standards.
5. A determination will be made by DPW regarding the addition of any street lights on Chapel Street.
6. Turning templates for the internal parking shall be provided for review and approval by DPW.
7. The handicapped parking space in the new building shall be moved closer to the elevator.
8. The Parking Plan shall be revised so that the orientation is consistent with the other sheets in the plan set.
9. A certified NH engineer's stamp shall be added to the Site Plans.
10. A Construction Management and Mitigation Plan shall be prepared by the applicant for review and approval by the City Legal and Planning Departments.
11. The emergency exit door for the new parking area and the exit door for the storage room in the original building shall both be reversed to swing out (rather than in).
12. At the lower parking area exit, the apron shall be cut at one side of the sidewalk and brick extended over to the other side of the sidewalk.
13. The applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost, too, shall be the responsibility of the applicant. All testing and installations shall be coordinated between the applicant and the police/fire communications supervisor.

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E. The application of **Eport Properties 1, LLC** and **The Aland Realty Group, Owners**, for property located at **173 & 175 Market Street**, requesting Site Plan Approval to construct a 5-story 3,981 s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 10 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 118 as Lots 3 & 4 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

The Chair read the notice into the record.

Mr. Britz made a motion to postpone this matter to the next TAC meeting. Deputy Fire Chief Roediger seconded the motion.

The motion to postpone Site Plan review to the July 2nd TAC meeting passed unanimously.

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F. The application of **North Mill Realty Trust, Dave Parent, Trustee, Owner**, and **3S Artspace, Applicant**, for property located at 319 Vaughan Street, requesting Amended Site Plan Approval to revise the layout of the entrances, patio and utility locations, and to add bike racks and screening for the transformer, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

John Chagnon, of Ambit Engineering, addressed the Committee. Also present was Brandon from McHenry Architecture and Chris Grenier from 3S Artspace. Mr. Chagnon stated they were present for an amendment to their Site Plan approval. They have changed a few of the elements but the building is pretty much the same as what was approved last year. There have been two little additions to the building and the rest is infrastructure, sidewalks and utilities. The walkway was moved from the north side under the overhang to the south side. The patio was moved to the front of the building. They did work with the drainage given the construction of the parking lot next door included a drain line that connected to a catch basin and that drain line is being eliminated. As a result they are moving a trench basin and tying into the pipe that exists along the south side of the lot. That will allow them to keep the patio area flush. The transformer is shown 3' from the building which is code for PSNH. The building has been torn down so they would like to move that transformer 2' to the south so that it would meet the 1' setback to a property line. They would do that as a change to the plan going forward.

Mr. Taintor added that one thing they talked about in the Work Session was sidewalk and street lights. They have since had some internal conversations and they are not sure what the street light design will be and they are talking about alternatives. They also talked about requesting a 1' easement across the front of property so the City can provide the needed streetlights and also have the sidewalk width. This will be proposed as a stipulation.

Mr. Chagnon stated that the applicants have looked at the Portwalk lights and they like them. They submitted a photo for consideration by the City.

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 Roediger made a motion to recommend approval of the amended plan as presented, including the movement of the transformer. Mr. Sheehan seconded the motion.

Mr. Taintor stated that all prior stipulations of their previous approval will continue to be in effect.

Mr. Britz asked about the proposed concrete area on the neighboring property where someone would leave the back of the building. Mr. Chagnon responded that was there now and they have to connect it to a hard surface to bring people out to the front. That was worked out on the last approval.

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

1. All stipulations from the original Site Plan approval on February 16, 2013 shall remain in full force.
2. The Site Plan which was presented at the TAC public hearing included the slight relocation of the transformer.

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III. ADJOURNMENT was had at approximately 3:38 pm.

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Respectfully submitted,

Jane M. Shouse
Administrative Assistant