

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

6:30 pm

NOVEMBER 21, 2019

MINUTES

MEMBERS PRESENT: Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman; Colby Gamester; Jay Leduc; Rebecca Perkins, City Council Representative; Ray Pezzullo, Assistant City Engineer; Corey Clark, Alternate, and Polly Henkel, Alternate

ALSO PRESENT: Juliet Walker, Planner Director; Jillian Harris, Planner I

MEMBERS ABSENT: John P. Bohenko, City Manager; Jeffrey Kisiel

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the October 17, 2019 Planning Board Meeting

Vice Chairman Moreau moved to approve the October 17, 2019 Planning Board minutes, seconded by Mr. Pezzullo. The motion passed unanimously.

II. CAPITAL IMPROVEMENT PLAN

A. Public Information Meeting on the FY 2019-2024 Capital Improvement Plan.
(public comments welcome after presentation by staff)

Planning Director Juliet Walker gave a presentation on the CIP process. The Departments are looking at capital projects and coordinating with citizen requests. Their proposals will go to a CIP Advisory Committee in early December. This will come back to the Planning Board in December for a presentation and the Board will move it forward to City Council. This year there are 25 citizen requested projects. All projects will be reviewed by the Department Heads to be evaluated. Ms. Walker reviewed the criteria for what would qualify for a CIP project. Last year there were 106 projects in the CIP. This year there were 25 citizen requested projects and they are carrying forward 86 projects. The departments have proposed 20 new projects. This year there will be about 106 projects for review.

Mr. Leduc questioned if 106 was a normal number for project requests. Ms. Walker responded that they try to be cognizant of the projects that are carried over and realistic about what can be achieved. Ms. Walker noted that she could share more information about the trends at the next presentation. Chairman Legg requested that she include the proposed citizen project trends as well.

Ms. Walker noted that 51% of the list of projects are projected to be completed within the next 3 years, 14% would be completed within the CIP project timeline. 5% will start to be funded but not finished. The remaining 30% will be ongoing allocations. Ms. Henkel requested more information about ongoing

allocations. Ms. Walker responded those funds go to items like traffic signals and sidewalks. They aren't for a specific project, but they are items that will need ongoing allocations. Ms. Walker provide the Board with a preview of what projects they can expect to see at the presentation in December, and noted that some will have more details at that meeting as well. The City keeps a list of citizen requested projects and the recommended staff action. Some projects will be rolled into existing projects or a new project will be created. All citizen requests are included in an appendix for the City to look at and see if there are opportunities to address them in the future. It's the City's policy that the general fund for the CIP should be 2% of the prior year's general fund budget and try to bond no more than 10% of the annual appropriation.

Chairman Legg noted that there was no formal public hearing, but anyone in audience could comment if they wanted to. No one from the public rose to comment.

III. DETERMINATION OF COMPLETENESS

1. SITE PLAN REVIEW

- A. The application of the **Roman Catholic Bishop of Manchester, Owner**, for property located at **98 Summer Street** requesting Site Plan Review approval.

Vice Chairman Moreau moved to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration, seconded by Mr. Gamester. The motion passed unanimously.

- B. The application of **Francis Delbene and Gwyn Burdell, Owners**, for property located at 32 Union Street requesting Site Plan Review approval.

Vice Chairman Moreau moved to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration, seconded by Mr. Gamester. The motion passed unanimously.

2. SUBDIVISION REVIEW

- A. The application of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Preliminary and Final Subdivision approval (Lot Consolidation and Lot Line Revision).

Ms. Record moved to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration seconded by Mr. Gamester. The motion passed unanimously.

IV. PUBLIC HEARINGS – OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- A. **POSTPONED** The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road**, requesting a Wetland Conditional Use Permit to impact 4,013 square feet of inland wetland and 21,089 square feet of wetland buffer to construct 22 single family homes. Impacts include installation of three forty-two foot wide culverts for a road crossing through a wetland and wetland buffer impacts for road construction and stormwater management. Said property is shown on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District. **POSTPONED**

DISCUSSION AND DECISION OF THE BOARD

Mr. Leduc moved to **postpone** this item until the next regularly scheduled Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

V. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- A. The application of **HCA Health Services of New Hampshire, Inc., dba Portsmouth Regional Hospital. Owner**, for property located at **333 Borthwick Avenue**, requesting Wetland Conditional Use Approval for a two-story building addition with a footprint of 1,220 square feet in the area of the former mobile-MRI unit. The applicant proposes a permanent disturbance of 2,954 square feet and temporary disturbance of 1,610 square feet all within the 100' inland wetland buffer. Said property is shown on Assessor Map 240, Lot 2-1 and lies within the Office Research (OR) District.

SPEAKING TO THE APPLICATION

Portsmouth Regional Hospital CEO Dean Carucci noted that they have worked hard at expanding their tertiary services. They are building a graduate program and needed to consider expansion. The ICU will go from 13 to 30 beds. Chris Acres from Kimley-Horn and Laura Padget spoke to the application. Ms. Padget commented that the addition would be a vertical expansion above the existing ER department. They need a new egress with a stairway and elevator in that addition. The bump out encroaches on the wetland, but it will not add impervious surface. The plan involves removing asphalt. Mr. Acres commented that it was a small impact. The goal is to get a wetland CUP for the encroachment in the buffer. The application received a favorable recommendation from the Conservation Commission.

Vice Chairman Moreau noted that the application provided parking information. Vice Chairman Moreau noted that there was no parking in the middle of the day. The parking analysis may not be accurate. It is not part of the approval, but that is the real-life experience. Mr. Carucci agreed that the parking is tight. The hospital is working to help relieve that issue.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to **grant** the request, seconded by Mr. Gamester with the following stipulation:

1) In the disturbed area shown on the plan where re-seeding is specified it shall include a conservation seed mix and native plantings.

The motion passed unanimously.

B. The application of **Liberty Mutual Insurance, Owner**, for property located at **225 Borthwick Avenue**, requesting Wetland Conditional Use Approval to install four paver pads for picnic tables in the 100-foot inland wetland buffer for a total project impact of 200 square feet. Said property is shown on Assessor Map 240, Lot 1 and lies within the Office Research (OR) District.

SPEAKING TO THE APPLICATION

Lenny Foss from Elf's Landscaping represented Liberty Mutual and spoke to the application. The proposal is to put in four 7 by 7 foot patios 5 feet off the walkway to the left side of the pond. Each patio will have picnic tables and trash cans.

Vice Chairman Moreau questioned if the patios would be concrete pads or pavers. Mr. Foss responded that they would be pavers.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to **grant** the request as presented, seconded by Ms. Henkel. The motion passed unanimously.

- C. The application of the **Roman Catholic Bishop of Manchester, Owner**, for property located at **98 Summer Street** requesting Site Plan Review approval to create a new parking lot following demolition of an existing building, with associated site improvements, grading, stormwater management and landscape improvements. Said property is shown on Assessor Map 137, Lot 1 and lies within the General Residence C (GRC) District.

SPEAKING TO THE APPLICATION

Eric Weinrieb from Altus Engineering, Robbi Woodburn with Woodburn Landscaping and Attorney Peter Loughlin spoke to the application. Mr. Weinrieb noted that the application was for the parking lot and landscaping improvements in the former St. Patrick's School area. The lot is an entire block bounded by Chatham St., Summer St., Winter St. and Austin St. The proposal is to raise the existing school building and put in a parking lot and landscaping. Zoning relief was required for the project because the communal parking would be in the front lot line. The 6 stipulations from the TAC recommendations have been addressed in the revised submission. There would be a one-way entrance off of Austin St. to a parking lot with 30 head in parking spaces. There will be a designated exit on Winter St. with a one way left turn only sign. They are reducing the impact by widening the entrance. The existing parking has access off of Chatham St. and there is a dead end at the garage. That will be opened up to create a loop. They will close access off Winter St. Everything sheets down to the Winter St. entrance now in the upper lot, so that will be regraded to a small rain garden after it is closed. The new parking lot has one catch basin on the Austin St. entrance. That will collect runoff that can't be caught on site. Right now, there is combined sewer. When the building is removed they will set up drainage to tie into the sewer now, but it will be set it up so it can be separated out. There will be two rain gardens to provide treatment. Because it's a small site they couldn't design for a 25-year storm event. They did a 10-year storm event and with the extra 15% for AOT. The building coverage will be reduced, and open space will be increased.

Ms. Woodburn noted that the concept for the improvements was to create a parking lot surrounded by a garden. The retaining walls will be segmented blocks and will hold the grade from the upper level to the lower level. The garden buffer will contain ornamental grasses and wintergreens among other plants. All of the plants will be able to survive in a rain garden and edge of the parking lot and sidewalk environment. A neighbor requested additional planting in an area, so that was added. There will be a small brick landing to make it more interesting for the neighborhood. There will be an accessible walkway slope at a 5% grade. There will be a side single handrail with lights one the bottom and parking lot lighting as well.

Mr. Loughlin commented that they had a design review for this project a year ago. The decision to remove the school was not an easy one for many reasons. One consideration that was weighed heavily was the impact to the neighborhood. Any change of use for the building could have added cars to the neighborhood. The proposal is to create more parking and open space. There was a suggestion made for a 5-foot-wide vegetation free buffer strip given to City for the length of Winter St. between Austin St. and Chatham St. From a purely aesthetic point of view Mr. Loughlin did not think the neighborhood would appreciate removing trees to widen the street. The parish is adding parking at their expense to reduce parking needs on the street.

Mr. Weinrieb commented that the City was planning to separate the sewer, but there was no timeframe set. Mr. Clark questioned if they looked into subsurface treatment. Mr. Weinrieb responded that the building will be demolished then filled. There will be some infiltration, but that was not included in the computations as a conservative measure. Mr. Clark pointed out an inconsistency on the elevations in the modeling. Mr. Weinrieb responded that they would look into it again. It does work now, and the project will be reducing the flow. The model does not include any infiltration and it was designed for a storm event 15% over the required amount. Mr. Clark encouraged the team to think about putting something into the demolition area to slow the flow down. Mr. Weinrieb confirmed they would.

Chairman Legg commented that he appreciated the landscape plan and commented that it looked very nice.

Mr. Gamester requested clarification on what details the City wanted for parking management. Ms. Walker responded that it came up during public comment. It would be helpful to get a report back on this. Chairman Legg noted that they could amend the stipulation.

Vice Chairman Moreau commented that in the demolition review they had talked about working with the City to shut down parking on a section of Austin St. during mass times like they did during the beginning and end of the school day. Mr. Loughlin responded that they would look into that. Hopefully the new parking lot will eliminate that problem.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Clark expressed concerns about the storm water modeling and requested adding a stipulation that the applicants work with DPW on their storm water management plan.

Mr. Gamester moved to **grant** the request, seconded by Vice Chairman Moreau with the following stipulations:

1) Applicant shall provide details on how parking for church patrons will be managed to encourage use of the parking lot and to reduce impact on the neighborhood streets. Applicant shall provide a report back to the Planning Department within 6 months of the completion of construction and then again after 12 months of construction confirming what measures have been implemented to minimize neighborhood parking impacts.

2) The applicant shall reconcile any discrepancies between the modeling included in the drainage report and the drainage plan to be reviewed and approved by the Public Works Department.

The motion passed unanimously.

D. The application of **Francis Delbene and Gwyn Burdell, Owners**, for property located at **32 Union Street** requesting Site Plan Review approval for the addition of a third dwelling unit on the lot, to be constructed on the top floor of a new accessory garage structure with a footprint of

784 s.f. and 1,280 s.f. GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 145, Lot 29 and lies within the General Residence C (GRC) District.

SPEAKING TO THE APPLICATION

Eric Weinrieb from Altus Engineering spoke to the application. The property today has a duplex on one end and a driveway on the other end. The open space is on the southern end. In June 2018 the got a variance to allow another dwelling unit on the property. The variance was reconfirmed in July when a survey was completed and there was a slight discrepancy with the GIS map and the actual line. There are no proposed changes to the duplex. There will be a new walkway going to the proposed driveway and a one car garage with an apartment above it. The plan meets all parking requirements. The stacked spaces are dedicated to the garage, so there won't be a conflict. The upgraded water line will go to the duplex then service will go to the new building. There will be new gas and electrical service. The electrical will be overhead, and they asked for a waiver by the request of the DPW. They have not upgraded that roadway yet, and are worried about a utility conflict in the future. The water from the front will drain toward Union St. The roof and rear parcel will go to the stone drip edge and crushed stone infiltration basin. There is a slight increase in runoff to the street, but the overall runoff is decreasing.

Vice Chairman Moreau commented that the elevation plan has X's on the deck off the living room and questioned if that was eliminated. Mr. Weinrieb confirmed that it was eliminated because it was in the setback.

Ms. Record commented that the three parking spaces in front of the garage would back into the street and questioned if that was how it was currently. Mr. Weinrieb confirmed that was correct.

Chairman Legg questioned if the additional storm water was significant or not. Mr. Weinrieb responded that DPW looked at it and was comfortable with it.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to find that a waiver will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, seconded by Mr. Gamester and to waive the following regulations:

- a) Section 8.1.2 – requiring all new and relocated wires, conduits, and cables to be located underground.

The motion passed unanimously.

Vice Chairman Moreau moved to grant Site Plan Review Approval, seconded by Mr. Gamester with the following stipulations:

b) The site plan shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded by the City or as deemed appropriate by the Planning Department.

The motion passed unanimously.

E. The application of the **Weeks Realty Trust**, and **Carter Chad, Owners** and **Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Preliminary and Final Subdivision approval (Lot Consolidation and Lot Line Revision) between three lots as follows. Lot 151-1 and Lot 151-2 as shown on Assessor Map 292 consolidated into one 58,617 s.f. lot. A Lot Line Revision between the proposed lot and Lot 153 as shown on Assessor Map 292 as follows: Lot 153 decreasing in area from 36,649 s.f. to 15,000 s.f. with 113.15 ft. of continuous street frontage on Ocean Road; and proposed Lot 151-1 with 80,266 s.f. and 229.59 ft. of continuous street frontage on Lafayette Road. Said properties lie within the Single Residence B (SRB) District.

SPEAKING TO THE APPLICATION

Joseph Coronati spoke to the application. It is a simple lot line adjustment and lot consolidation. 65 Ocean Road will go down to 15,000 square feet, which meets the lot size and frontage requirements. The rest will be consolidated for a future dev. The existing house on Ocean Road will stay, and it meets all of the setbacks.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to **grant** the request, seconded by Mr. Gamester with the following stipulations:

- 1) Lot numbers as determined by the Assessor shall be added to the final plat.
- 2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 3) GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 4) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

The motion passed unanimously.

VI. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **Dagny Taggart, LLC, Owner** for property located on **0 Daniel Street** seeking Preliminary Conceptual Consultation for the construction of a 4-story commercial

building with community space and associated site improvements. Said property is located on Assessor Map 107, Lot 27 and lies within the Character District 4 (CD4) District.

Tracy Kozak from JSA Architecture, John Chagnon from Ambit Engineering, Robbi Woodburn from Woodburn Landscaping, and Attorney FX Bruton spoke to the application. Ms. Kozak noted that this application received approval from the Historic District Commission last week. It is part of a larger development called Brick Market. The development will be linked together by public ways. The objective is to create a vibrant place in Portsmouth. The public pedestrian experience will be enhanced through retail and landscaping. The upper level will be office use. There will be a two level of underground parking garage.

Ms. Woodburn commented that the concept with Brick Market is to create an exciting active area. The courtyard reflects Portsmouth's maritime history. There will be ripples of blue to represent water in the granite in the courtyard. The materials for the sidewalks will be the same as the City's. There will be a small fountain in the center of the courtyard. There will be serpentine walls in the alley spaces to soften areas and screen utilities. There will be wood bench seating and landscaping. There will be large planters along the building. There could be informal groupings of furniture through the space. The plan includes trash chutes to collect from the businesses in the area. The trash will go to the basement then collect in dumpsters for pick up.

Mr. Chagnon commented that the plan is taking advantage of the 20% community space incentive to get a 50-foot building with a 4th story. The plan will provide 30% common space, which will allow for a footprint up to 20,000 s.f. The site is connected to Market Square through pathway connections. The block unto itself and the surrounding area will be a space for the public to enjoy. There will be a fountain at the center of the plaza and the alleyways will lead to the plaza. There will be a ramp to access the lower level parking on Penhallow St. The trash chutes will be in close proximity to RiRa. The power and gas will come in off Penhallow St. The water service will come in off Daniel St. and the sewer will go to Penhallow St. One existing pole will be removed and another will be relocated pole on Daniel St. There will be drainage at the base of the fountain. In the access way on the south side of the building there will be stirp drains. There will be a loading zone on Pleasant St. and that will provide loading access for the entire area.

Vice Chairman Moreau questioned if there would be an additional loading zone option because the loading zone on Pleasant St. could be a long way to go for some of the buildings. The long-term plan would eliminate the Daniel St. loading zone. Mr. Chagnon responded that the loading zone would remain on Daniel St. Vice Chairman Moreau noted that one plan shows the entire width of the alleyways are counted as community space, but the landscape plan has an enclosed area for restaurant seating. That cannot be counted as community space. Mr. Chagnon confirmed that would be updated. It will not be counted as community space. Chairman Legg questioned if they would still achieve 30% without that. Mr. Chagnon confirmed that they would.

Mr. Gamester commented that the Master Plan for the community space has a transformer in the middle of the site and questioned if it would be relocated. Mr. Chagnon responded that the transformer is currently there and will remain in the community space. Mr. Gamester questioned if there were discussions with the City around emergency access on the Penhallow St. side. Mr. Chagnon responded that for 3 Pleasant St. they did not want to drive up the alley between buildings, so it is assumed it is

the same for this. The buildings will be sprinkled and the surface material will allow for maintenance trucks to drive on it.

Mr. Clark noted that there was community space on Penhallow St. that looks like a driveway, and questioned how that qualified as community space. Mr. Chagnon responded that was an easement walkway with a pocket park and will connect the plaza to the street. Mark McNabb added that the driveway will be a flush mounted brick sidewalk and they did not count that square footage in the community space. That is not in the 30% calculation. The green space does meet the requirements for a pocket park. Mr. McNabb provided more information on the future of the loading on Daniel St. They offered to bury lines and expand sidewalks at their cost. That is on hold with the City. There will always be a loading zone on Daniel St.

Ms. Record questioned how big the alleys would be. Mr. Chagnon responded that the alleys north and south of 3 Pleasant St. will be 15-18 feet wide. The plaza will be 6,700 s.f.

Mr. Clark requested more information on the trash storage in the basement. Mr. McNabb responded that it would be stored in a 1 story subterranean space under the walkways. The space is only for trash and recycling.

Chairman Legg questioned how many parking spaces there would be in total and what they would be used for. Mr. Chagnon responded that there would be 70-72 spaces. The parking would be for tenants only.

Mr. Pezzullo commented that there may be drainage issues, and questioned if they had thought about what they would do for that. Mr. Chagnon responded that they have looked at the soil some. There will be an increase in impervious area and a minor increase in flow. It will be a better site because the surface parking lot will be moved underground.

Chairman Legg commented that he was very comfortable with the scale and mass of the project. It seems to fit with the surrounding buildings and neighborhood.

- B. The request of **4 Amigos, LLC, Owner** for property located at **1400 Lafayette Road** seeking Preliminary Conceptual Consultation for a multi-unit garden-style & townhouse-style residential development with associated community space and associated site improvements. Said property is located on Assessor Map 252, Lot 7 and lies within the Gateway Neighborhood Mixed Use Center (G2) District

Chris Demola civil engineer with GPI commented that they were here in June for a conceptual discussion and got a lot of feedback at that meeting. This overall plan has a similar layout with enhanced community space design elements. The new layout now includes two 4 story units on Peverly Hill Rd. There will also be four townhouse unit buildings. There will be a total of 54 units and 111 parking spaces to accommodate residents and visitors. The layout has the same U shape design. This plan added a second unit. There are vast community spaces and parallel parking along the driveway. They are still providing over 20% open space. It is a nice connection from residential to commercial space.

Bob White Landscape Architect with GPI noted that the the upper half of the plan was residential, and the lower half is commercial space. The lower half is tied up so major alterations were not possible. This plan looked at the residential area and the corner of Lafayette Rd. and Peverly Hill Rd. There would be wide pedestrian sidewalks along the entire frontage pretty much everywhere. The townhouses were pushed back 6 feet, so the stairs land at the edge of the public sidewalk. There would be garden spaces between the stairs in front of the townhouses. There would be 10 feet of space around the U shape building as well. There are good sightlines and simple paths to connect the site. On the back side within the space there is a courtyard space with a pocket park. The corner of Peverly Hill Rd. and Lafayette Rd. could have some sitting areas. The majority of spaces that aren't buildings or roads is community space. The goal of the courtyard is to create a neighborhood feel. They might use pervious pavers and make it look like a nice plaza or patio.

Vice Chairman Moreau questioned if these would be for sale or all for rent. Mr. Demola responded that they would be for sale. Vice Chairman Moreau questioned if there would be easements for the roadways. Mr. Demola confirmed that the easements were in place already. Vice Chairman Moreau commented that they should be thinking about snow storage, deliveries, and trash circulation. The bike racks are good. Vice Chairman Moreau questioned if there was a bus stop in the area. Mr. Demola responded that they have not proposed that. Vice Chairman Moreau commented that it might be a good opportunity to propose that.

City Council Representative Perkins commented that it will be important to give the details for all common space as much as possible. It will be good to activate Lafayette Rd. and Peverly Hill Rd. It would be helpful to see ground level views of the spaces. City Council Representative Perkins commented that the plaza across the street should be made as accessible as possible to create a walkable area with amenities.

Mr. Clark questioned if they were trying to use the community space to get incentives. Mr. Demola responded that they were not. Ms. Walker commented that minimum amount of community space is required in the gateway districts. It doesn't have to be deeded to the City just publicly oriented. Mr. Clark commented that it was a sandy site and keeping storm water on site is good. Mr. Clark agreed with City Council Representative Perkins comments on access to the plaza.

Chairman Legg commented that they should think about how to attract the broader community into the community space. Chairman Legg appreciated the initial design of the buildings without patios on the street scape. Patios detract from the appearance of the building with streetscape.

Vice Chairman Moreau questioned if they considered workforce housing units. Mr. Demola responded that they were not looking to do any workforce housing units.

VII. OTHER BUSINESS

- A. Request for comments from Normandeau Associates regarding NHDOT Lafayette Road Corridor project #29640.

Planning Director Juliet Walker spoke to this request. The State is looking at improvements to the Route 1 corridor. It started with a corridor study. One of the drivers for that was looking at widening Route 1. They had their first public meeting in July. The State was clear there was not enough money

to do the full scope of what was proposed. They are looking for the community to give comments on what they want in this area. It would be good to get feedback on ideas and any heads up on potential issues. It would be good to understand any potential environmental or historical impacts as well.

Chairman Legg questioned if there was a due date for the comments. Ms. Walker responded that there was not.

City Council Representative Perkins this was a good opportunity to come into this early because it is a big area of the City that should be transformed. It would be good to have bike lanes and sidewalks and less traffic lights. It should be more conducive to walkability and give more access to pedestrians.

Mr. Clark commented that there may be wetlands in that area. The City should make a list of mitigation projects.

Chairman Legg questioned how much work the City had done in there. Ms. Walker responded that any time they see a project on this they have asked for a donated easement to build a multi-use path. There is no design yet, but they are waiting to see what the State will do. They have proposed a multi-use path along Route 1, but the road varies a lot. Chairman Legg noted that they have already approved one initial gateway project and just saw a second one tonight. This is already turning into a multi-use area. Chairman Legg agreed with City Council Representative Perkins' comments.

Vice Chairman Moreau added that public transportation should be incorporated.

Mr. Leduc noted that Banfield Road needs to be considered because it could become an alternate route.

B. Rockingham Planning Commission representation

Chairman Legg commented that Vice Chairman Moreau offered to serve on this commission if approved. The Board can make a recommendation to City Council.

Vice Chairman Moreau recused herself from the vote.

City Council Representative Perkins moved to recommend to the City Council that Vice Chair Elizabeth Moreau be appointed as a representative to the Rockingham Planning Commission, seconded by Ms. Record. The motion passed unanimously.

C. Request from Dagny Taggart, LLC to release the City's interest in land at 3 Pleasant Street

City Attorney Robert Sullivan was there to support the request. The letter has been vetted by the Legal Department and Planning Department and they agree. They have talked with Dagny Taggart came to realize an interrelationship. The public access easements will be granted as long as they agree to easement terms. They have done that. The public easements will be basically to the level of public sidewalks with City control on them.

Mr. Gamester moved to release the City's interest in land at 3 Pleasant Street, seconded by Vice Chairman Moreau. The motion passed unanimously.

VIII. ADJOURNMENT

Mr. Leduc moved to adjourn the meeting at 9:02 p.m., seconded by Mr. Gamester. The motion passed unanimously

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Respectfully submitted,

Becky Frey,
Acting Secretary for the Planning Board