

**RE: 53 Green St
May 4, 2021 Meeting**

Dear Technical Advisory Committee,

April 28, 2021

I have some comments and questions I won't be able to ask at the meeting due to dental surgery. Some of these may be addressed during the Development Teams presentation.

At what level is **ground water** found on this property?

At Conservation Committee it was stated that the **plunge pool** will not be in the tidal buffer and they gave approval based on that. How is that possible based on the design plans on page 8 and page 18?

The Stormtech Isolator Row, detentions systems and the Jelly Fish systems state **water** is diverted from **treatment** under certain conditions (Section 3 pg 47, Section 4.2 pg 49) Does that mean all waters leaving the property under high rain conditions will be diverted without treatment?

It looks like the **delivery trucks** will have to drive on the side walk to make it around the drop off area. It also looks like they will have difficulty clearing the triangular area for seasonal plantings both coming and going (pg 28 Site Traffic Exhibit, pg 20 Landscape Plan L-1).

The Site Specific Soil Map Report shows the area is 1.81 acres (pg 88). The Site Plans show it was 1.65 before lot line movement and will be 1.77 acres. This report shows some pretty steep **slopes** on this property (pg 93). The back by the NMP slope on the left of the dock is listed as 25 to 50% (E), to the right of the dock is listed as 25 to 50% (E) with an 8 to 15% slope of (C) leading up to that. Finally it shows a slope of 15 to 25% (D) along the RR tracks. Even with the presented grade as well as the drainage for the porous pavement greenway how will direct sheeting in the NMP be controlled as well as on the RR tracks?

Respectfully,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner

RE: 1& 31 Raynes, 203 Maplewood Ave
Meeting 05/04/21

Dear Members of the Technical Advisory Committee,

April 29, 2021

Measurements:

I was not able to find one development plan with **the actual dimensions of the buildings**. **Please ask this be updated on ALL plans prior to moving forward to any other boards.**

Drainage:

Looks like POST removed 0.204 acres of CN 70 (pervious) and replaced it with CN 98 (impervious). PRE shows .839 acres pervious and POST shows .656 of pervious (pg 42, pg 54 respectively). It is understood more controlled drainage is provided. BMP include volume and velocity. Please consider while assessing this highly impervious development the **velocity** which will be allowed by the overflow valves, to determine **any possible land or under water erosions**.

P-0595-007 PRE

Prepared by Tighe & Bond

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.007	39	>75% Grass cover, Good, HSG A (PRE 1.0)
0.828	74	>75% Grass cover, Good, HSG C (PRE 1.0)
1.117	98	Paved parking, HSG C (PRE 1.0)
0.068	98	Rock embankment, HSG C (PRE 1.0)
0.456	98	Roofs, HSG C (PRE 1.0)
0.056	98	Unconnected pavement, HSG A (PRE 1.0)
0.204	70	Woods, Good, HSG C (PRE 1.0)
2.537	90	TOTAL AREA

P-0595-007 POST

Prepared by Tighe & Bond

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.007	39	>75% Grass cover, Good, HSG A (POST 1.3, POST 1.5)
0.649	74	>75% Grass cover, Good, HSG C (POST 1.1, POST 1.2, POST 1.3, POST 1.4, POST 1.5, POST 1.6, POST 1.7)
0.056	98	Paved parking, HSG A (POST 1.3, POST 1.5)
1.022	98	Paved parking, HSG C (POST 1.1, POST 1.2, POST 1.3, POST 1.4, POST 1.5, POST 1.7)
0.068	98	Rock embankment, HSG C (POST 1.5)
0.735	98	Roofs, HSG C (POST 1.1, POST 1.2)
2.537	92	TOTAL AREA

The heights page 134:

Per Map Geo and zoning ANY part of the buildings that are within 100' of the North Mill Pond the maximum height is: 3 story 45' (using the 100' set back lines is the easiest way to see this).

Maplewood Ave Maximum Heights including the extra story (10') North End Overlay District (NEOD)

First 58' along Maplewood = 2 story 30'

The rest of Maplewood Ave (on these lots) = 3 story 45'

Raynes Ave Maximum Heights including the extra story (10') North End Overlay District

First 30' along Raynes (from Maplewood)= 3 story 45'

The following 177' along Raynes (from Maplewood)= 3 to 4 story 50'

The last 70' of this lot along Raynes Ave (from Maplewood) = 3 to 5 story 60'

Per the "grade" page 132 for *the mixed use* it shows 60' as the maximum height. The building plan on page 132 shows the rear of the *mixed use building* as 5 story 72'. The maximum allowed on Maplewood is 3 story 45' including the NEOD. *With grade*, the maximum height along Raynes for *the mixed use* is 3 to 4 story(50') and therefore should be no more than 62'. **They are showing 72' 5 story and the rear is also questionable since it sits in the 100' buffer to the NMP and should be no more than 3 story 45' before grade.**

The hotel's height is shown as 60' on page 134 and is allowed. It is questionable as to *whether a building sitting on the 100' buffer should meet the height requirements for the NMP height, 3 story 45'*.

It seems like a LOT of leniencies are being presented. Page 134 shows the Mixed Use building lower than the Hotel, yet it is about a foot taller. Generally, page 134 is a much better depiction than previously presented.

Lighting:

The lighting map on page 32 shows 7-SML lights installed at 20'. I realize parking lots have to be illuminated. Would lower heights (10' or lower) with less illuminance be a little more dark sky friendly? The parking lot is very large within 50' or so of the North Mill Pond. I found the legend on the lighting proposal did not seem to match what was on the map itself and one light style was not depicted.

Parking:

Guest parking was not accounted for and the city's information was NOT used as they were asked to.

Respectfully,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner