

Juliet T.H. Walker

From: Private General <qatoday@yahoo.com>
Sent: Tuesday, May 25, 2021 9:37 AM
To: Juliet T.H. Walker
Subject: 1 & 31 Raynes question

Dear Juliet Walker,

What is the actual height and width of the 2 story commercial space along Maplewood Ave? I measured using the legend and reread this material quite a few times. The answer is different on various pages when I look at them.

On **page 154** the "Mixed Use Grade Plane" shows the lower commercial area from points #46 to #76 as grade of 13.82', building height 15.85', roof elevation as 28.75'. Using the "graphic scale" (legend) the width from point # 66 to the dark black line parallel to it, measures 100'. Based on these measurements along Maplewood Ave for **100' back** from the building side of sidewalk, this part of the building will be 2 story 28.75' tall. **Correct?** As I understand it, the purpose of a grade plane plan is to show the final heights after the grade is added.

Here is why I am beating the dead horse!!

On **page 156** the "Height Exhibit". It shows the commercial part of the mixed use building along Maplewood Ave as being 25.6' tall **without the grade. It shows the grade as 0 to 10'** (odd since the grade plane average is 12.11). Add in the actual grade based on this exhibit, **the height will be 39.47'**. The area along Maplewood Ave will be at that height for **48'** back from the building side of sidewalk. This width of 48' comes from 63' from the travel land curb minus the 15' wide sidewalk (63-15= 48).

No matter how I look at these two plans they are showing two different heights and widths back from the road for the commercial area. Liz

RE: 1& 31 Raynes/ 203 Maplewood

Meeting: TAC 06/01/21

Dear Members of TAC,

May 27, 2021

General Regulations:

The Landscape Plan (L-100) for 1& 31 Raynes still does not show the quantity of plants, as required per Site Plan Review Regulations.

Drainage:

It looks like there will be 7 subcatchments. All will pour into a single outfall. Each unit in the system is shown as having overflow valves. The existing street run off is included into this system. It seems like a LOT of water into one outfall. During high rain events all of these units have overflow valves. Will this single outfall be able to handle all the water at one time from overflow valves? This area is proposed to be open to the public from the water. Should there be a need for some protections to keep people out of and away from the outfall?

Boat Launch and Dock:

There are still no plans proposed for the boat launch or dock. It just states they will be replaced in kind (pg 29).

Dumpster area:

This was looked at before, generally-how the whole area would work. *The specifics of picking up each dumpster may need to be reviewed.* Dumpster trucks need about 60' in length and about 20' of height to empty a dumpster. They have to align straight to be able to pick up the dumpster.

It looks like there are two proposed dumpsters on the dumpster island. The ability to come in straight to retrieve both dumpsters seems questionable. The one closest to the water seems like it will be okay. The one closest to the building side, when coming in straight to work with the dumpster, seems like the 28.75' long truck will need to use some of the parking by the 62 mixed use spaces to meet the needed 60' to back up and align. It is not clear how much the building overhangs there. The truck may need at least 12.6' clearance to fit under the building, if the building overhangs there, to achieve the pick-up for this side. Dumpster trucks are about 9' wide compared to a fire truck which is 8.5' with overhang. According to *the Fire Truck Turning Exhibit* (pg 166) the width looks pretty close for a fire truck as it would move through the parking lot, much less adding 6 more inches for a dumpster truck.

Respectfully,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner

Juliet T.H. Walker

From: Private General <qatoday@yahoo.com>
Sent: Wednesday, May 26, 2021 7:14 PM
To: Planning Info
Subject: TAC for both Green St and 1& 31 Raynes

Dear Planning Dept,
Please forward this e-mail to TAC for review when looking at both Raynes and Green St projects.

Dear Members of TAC,

After reviewing the predicted increase in traffic along Maplewood Ave. I have concerns about both ends of this circle-Vaughan and Raynes. Having traffic come in via Raynes and out via Vaughan, a traffic signal could be added at Vaughan and the RR tracks. This would encourage cars to turn left because a signal light would make that possible. This would be a desired effect to try and keep people using Market St instead of Maplewood to get to 95. Sadly most GPSs would likely send most people down Maplewood. The proposed greenway will stop by the cemetery across the street and having a light there would be great. A separated greenway could be added on one side of Vaughan and Raynes allowing two way bicycle traffic. Crossing at the cemetery is the path of least resistance having a light there would be great, since likely people will cross there whether there is a signal or not.

Thank you for considering the high traffic impact that these two projects will have on Maplewood Ave.

Respectfully,

Elizabeth Bratter
159 McDonough St
Property Owner

Juliet T.H. Walker

From: Private General <qatoday@yahoo.com>
Sent: Thursday, May 27, 2021 7:01 AM
To: Planning Info
Subject: TAC 53 Green St 06-01-21

Dear Planning Department,

Please forward this e-mail to TAC regarding 53 Green St for the June 1, 2021 meeting. Thank you, Liz

**RE: 53 Green St
Meeting: June 1, 2021**

Dear Members of TAC,

I reviewed the site plans for 53 Green St, especially the underground plans C-102.2 on pages 14 and 15 and the general site plans C-101.1 page 13. I was unable to find any plans which showed a dumpster or trash storage area. I may have missed it in the details of all the plans or in a discussion in previous meeting.

Sincerely,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner