

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

APRIL 3, 2018

AGENDA

I. OLD BUSINESS

A. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street**, **Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, and **Boston and Maine Corporation, Owner**, for railroad property located between **Bartlett Street and Maplewood Avenue**, requesting Preliminary Subdivision Approval to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot as follows:

- (1) Proposed Lot #1 having an area of 20,667 ± s.f. (0.4747 ± acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952 ± s.f. (1.1927 ± acres) and 80.91' of continuous street frontage on Bartlett Street and 386.88' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003 ± s.f. (2.3417 ± acres) and 809.23' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781 ± s.f. (1.4183 ± acres) and 481'± of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435 ± s.f. (4.0733 ± acres) and 297.42' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621 ± s.f. (1.5983 ± acres).
- (7) Map 164 Lot 4 reducing in area from 13 ± acres to 4.7 ± acres and having 75'± of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'± on Bartlett Street to 105'± of continuous street frontage on Bartlett Street.

Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts. (This application was postponed at the February 27, 2018 TAC meeting).

B. The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Site Plan Review for a 92 unit, 4-story apartment building with a footprint of 18,430 ± s.f. and gross floor area of 92,150 ± s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1st, 2nd, 3rd and 4th levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 154 as Lot 2 and lies within the Character District 4-W (CD4-W). (This application was postponed at the February 27, 2018 TAC meeting).

II. NEW BUSINESS

A. The application of **Eric and Jean Spear, Owners, and Megan Tehan and Brendan Cooney, Applicants**, for property located at **49-57 Mt. Vernon Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of 8,949 \pm s.f. and 93' of continuous street frontage on Mt. Vernon Street.
2. Proposed lot B having an area of 3,647 \pm s.f. and 45.5' of continuous street frontage on Mt. Vernon Street.

Said property is shown on Assessors Map 111 as Lot 31 and is located in the General Residence B (GRB) District where the minimum lot area is 5,000 s.f. and minimum continuous street frontage is 80'.

ACTION SHEET

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
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2:00 PM

APRIL 3, 2018

MEMBERS PRESENT: Juliet Walker, Chairperson, Planner Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Carl Roediger, Fire Department. Robert Marsilio, Chief Building Inspector

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Voted to **postpone** to the May 1, 2018 TAC meeting.

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B. The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Site Plan Review for a 92 unit, 4-story apartment building with a footprint of 18,430 ± s.f. and gross floor area of 92,150 ± s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1st, 2nd, 3rd and 4th levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 154 as Lot 2 and lies within the Character District 4-W (CD4-W). (This application was postponed at the February 27, 2018 TAC meeting).

Voted to **recommend site plan approval**, with the following stipulations:

Revisions to plans prior to Planning Board submission

1. Engineer shall update the drainage report to reflect that Extreme Precipitation Rates plus 15% were used.
2. Easements deeding public access to the community space shall be provided for review by the Planning Board. Community space easements shall be added to the easement plan.
3. The plan shall be revised to remove the metal wire specification in the sidewalk.
4. The rear entrance doors shown for 125 Brewery Lane shall be updated to reflect existing conditions.
5. Easements shall be provided for all new public utilities and easement plan shall be updated accordingly.
6. All proposed tree grates shall be shown on sheet C5.
7. Remove select landscaping at northeast side of 145 Brewery Ln building next to garage entrance to allow for access to fire department connection.
8. Revise proposed sidewalk on west side of Brewery Lane at Plaza 800 entrance to follow the existing curb line.
9. Add sidewalks with tip downs to both landscaped islands behind the existing 155 Brewery Lane building to connect to the sidewalks on either side of the driveway.
10. More clearly distinguish open space and community space on Sheet OC.
11. Add all-way signs to existing stop signs at Brewery Lane intersection with Plaza 800 and re-install as necessary to comply with MUTCD height and location requirements.
12. Provide signage details in plan set.
13. Add note to site plan regarding required NHDES approvals noted under conditions precedent.
14. Add more street trees along Plaza 800 side extending toward Brewery Ln.
15. CB1A under new Jewell Ct sidewalk shall be removed
16. Provide profile and grading plan for resurfacing of Brewery Lane from Jewell Ct to Plaza 800.
17. PCB 1 on Chevrolet Ave shall be moved to a lower grade than sewer manhole, or otherwise adjusted to ensure it functions as proposed.
18. Applicant shall review the stormwater surface drainage from the parking lot at 95 Brewery Lane to avoid negatively impacting proposed landscaped areas.
19. Add generator to site plan.
20. Correct mis-labeled 12" to 12'.

- 21. Provide a note on the plan to be recorded that the Owner is responsible, in perpetuity, for the operation, inspection, maintenance, and reporting for the stormwater BMP's, and reference to the Inspection & Maintenance requirements included in the Drainage Report should be made.

Conditions Precedent to Building Permit Approval

- 1. The developer shall contact NHDES to review proposed impacts to the existing monitoring wells as a result of the proposed construction and secure a written decision/approval for the site plan as it relates to the monitoring wells. Developer shall be responsible for any relocation, adjustment, or abandonment of any of the wells as approved by the NHDES.
- 2. The developer shall provide an access easement to the City to continue to sample the monitoring wells.
- 3. The developer shall coordinate with NHDES to secure any necessary approvals / permits for removal/disturbance of soil on the site within the Groundwater Management Zone and documentation of these approvals shall be provided to the City.
- 4. The developer shall contribute \$20K for the construction of sidewalks on Chevrolet Ave to Cass St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
- 5. The developer shall contribute \$25K to improve the Bartlett St signal on Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
- 6. The developer shall provide final engineered plans and contribute \$60K for the construction of a sidewalk along Jewell Court from Brewery Lane to Islington St.
- 7. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
- 8. The applicant shall agree to pay for the services of a third party inspector, to be selected by the City, to inspect all on-site utility work.
- 9. All easement plans and deeds shall be review and approved by the Legal and Planning Departments prior and approved, as needed, by the City Council.

Conditions Subsequent to Receiving a Building Permit

- 1. Developer shall conduct on-site parking usage analysis (by a qualified consultant) prior to construction and within 1-year of full occupancy to be submitted to the Planning Department.
- 2. The developer shall work with the City to convert Chevrolet Ave to a city street.
- 3. Developer shall be responsible for resurfacing Brewery Lane between Jewell Ct and Plaza 800 parking lot.

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Voted to **recommend subdivision approval**, with the following stipulations:

1. Variances granted by the Board of Adjustment on February 27, 2018 shall be itemized on the Subdivision Plan.
2. The work “Parcel” shall be changed to “Lot” on the Subdivision Plan.

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III. ADJOURNMENT

A motion to adjourn at 3:10 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department

MINUTES

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MEMBERS ABSENT: n/a

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The Chair read the notice into the record.

Mr. Desfosses moved to **postpone** the application to the May 1, 2018 TAC meeting, seconded by Mr. Marsilio. The motion passed unanimously.

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B. The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Site Plan Review for a 92 unit, 4-story apartment building with a footprint of 18,430 ± s.f. and gross floor area of 92,150 ± s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1st, 2nd, 3rd and 4th levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 154 as Lot 2 and lies within the Character District 4-W (CD4-W). (This application was postponed at the February 27, 2018 TAC meeting).

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION

John Chagnon from Ambit Engineering, Doug Greiner from g2+1 and Matt Chinburg from Chinburg Builders were present to speak to the application. Mr. Chagnon passed out some revised plans to address the comments and some other informational material. The project is for 145 Brewery Lane and this application was at last month's TAC meeting. Mr. Chagnon addressed the comments from the previous TAC meeting as well as the comments for the current meeting.

TAC comments from the previous meeting:

- TAC made a comment about the offsite sidewalk facilities.
 - Mr. Chagnon responded that since the last meeting they have discussed this with the City and they are excited to have the sidewalks installed. Mr. Chagnon handed out a one-page sheet that talked about the numbers. The developer contribution for the Jewel Court sidewalk was estimated to be \$60,000. The street signal improvements would be \$25,000 and the Chevrolet Ave. sidewalk would be \$20,000. This would be a total of \$105,000, which Mr. Chinburg was glad to contribute to the City. The applicants proposed that these funds have a timeline, so there were some dates suggested in the letter. Hopefully the dates can be discussed and reviewed with any motion regarding offsite improvements.
- TAC made a comment about the ground water elevation and excavation.
 - Mr. Chagnon responded that they did some test pits on the site. The infiltration has been adjusted in the islands due to the low permeability in the soil. They will be lined with barriers, so the ground water won't influence the treatment.
- TAC made a comment about dewatering the site.
 - Mr. Chagnon responded that they don't anticipate dewatering.
- TAC commented that no metal wires should be used in the sidewalks.
 - Mr. Chagnon responded that the sidewalk detail has been revised. One of the details may have been missed. It will be corrected for the next submission. Fiber mesh will be used in the sidewalks.
- TAC commented that there should be a third party inspection for the utilities.
 - Mr. Chagnon confirmed that a note about this was added to the plans.
- TAC made a comment about making the open space exhibit more clear.

- Mr. Chagnon responded that they cleaned up the language to clearly show open space and community space.
- TAC made a comment that all of the entrances should be shown for the building.
 - Mr. Chagnon responded that has been included in sheet C5. It outlines all of the doors. Mr. Marsilio pointed out one door that was no longer an entrance. The gym has blocked it off. Mr. Chagnon confirmed that would be corrected on the plan.
- TAC commented that the site plan should be changed to remove the outbuilding table.
 - Mr. Chagnon confirmed that was removed.
- Mr. Chagnon confirmed that the parking analysis was included in the plans.
- TAC commented that the public access easements should be shown on the plans.
 - Mr. Chagnon confirmed they would be shown on an easement plan.
- TAC commented that there should be an easement plan for the utilities.
 - Mr. Chagnon confirmed that would be provided.
- TAC commented that five parking spaces along Brewery Lane should be removed if possible.
 - Mr. Chagnon responded that the parking spaces along Brewery Lane have been removed and there is a sidewalk shown in its place.
- TAC made a comment that the design should comply with fire code.
 - Mr. Chagnon confirmed that the plans were revised. The access is 14 feet wide in the plan set. It was widened from 12 feet. That would satisfy the concern.
- TAC made a comment that the applicant needed to specify where in the supplemental information were the dark sky measures outlined.
 - Mr. Chagnon responded that it was included in the catalog cuts in the supplemental information packet. It outlines the fixtures and verifies they are dark sky complaint.
- TAC commented that the sewer connections to the main needed to be clarified.
 - Mr. Chagnon confirmed that has been included in the plans. They would like to construct two connections on either end of the building.
- TAC commented that the proposed utility connections needed to be labeled with the pipe size etc.
 - Mr. Chagnon responded that has been updated. Each pipe has a label to show the size and slope.
- TAC made a comment about the ground water elevation.
 - Mr. Chagnon responded that the test pits 1 and 2 below infiltration islands show that the water table is 3.5-3.75 feet below the existing grade. The proposal is to isolate the filtration with a PVC membrane.
- TAC commented that they provide a design detail for the proposed water quality unit.
 - Mr. Chagnon confirmed that detail has been included.
- TAC commented that the applicants needed to provide contours for the storm water runoff.
 - Mr. Chagnon confirmed that has been added.
- Mr. Chagnon confirmed that the connections to the drainage pipes were included.
- TAC made a comment about the offsite runoff running through the model.
 - Mr. Chagnon responded that the offsite flow would be moving through the 24-inch pipe. The storm water flow from Chevrolet Ave. would be getting picked up from catch basin 1 and then move to catch basin 2.
- Mr. Chagnon noted that the sidewalks have been widened to 12 feet except for where the building bump out prohibits it. They have been in touch with Unitil about moving the gas meter.
- TAC made a comment about adding six new parking spaces on Chevrolet Ave.

- Mr. Chagnon responded that the plans did not show the additional spaces. The street is 32 feet wide. The preference would be to leave it as green space for now. If the city wanted to add parking later, then they would be able to.
- TAC made a comment about the desire to gauge parking demand pre and post construction.
 - Mr. Chagnon responded that the developer is agreeable to engage a consultant to gauge the analysis of the demand prior to construction. The preference would be to just leave it at that. Not sure what a post construction survey would show.
- TAC commented that a developer contribution toward the signal at Bartlett Street was recommended. The recommendation was \$25,000.
 - Mr. Chagnon responded that the developer was agreeable to that.
- TAC made a comment about taking over Chevrolet Ave. as a City street in the future.
 - Mr. Chagnon responded that they were agreeable to a comment in that regard. The hope is that would not delay the approval or construction process.
- TAC made a comment that options for an all seasons buffer on Chevrolet Ave. should be discussed.
 - Mr. Chagnon responded that the site plan package addressed that with the addition of the evergreen screening.

TAC's new comments:

- Developer must contact NHDES regarding impacts to the existing monitoring wells as a result of the proposed construction. Developer is responsible for any relocation, adjustment, or abandonment of any of the wells, which must be approved by the NHDES. The written decision/approval by NHDES must be submitted to the City.
 - Mr. Chagnon responded that the monitoring wells were shown on sheet C6. Mr. Chagnon understood that there would need to be coordination with the City on this.
- The monitoring wells shall be added to the Utility Plan.
- The City will need an access easement to continue to sample the monitoring wells.
 - Mr. Chagnon responded that there is a site access agreement for the monitoring wells.
- Developer needs to coordinate with NHDES regarding removal/disturbance of soil on the site, which has a Groundwater Management Zone associated with the property. NHDES requirements regarding this issue shall be submitted in writing to the City.
 - Mr. Chagnon responded that they were willing to work with the City on that as it relates to the soil. They have been in touch with the DPW. They were not aware of the requirements but would comply with them.
- Rim elevation for PSMH2 shown on sheet C6 appears incorrect. Engineer to review.
 - Mr. Chagnon confirmed this has been revised.
- Provide a plan/profile for the proposed relocation of the sewer and drain pipes.
 - Mr. Chagnon responded that this was provided on sheet P2.
- Drainage report indicates the "Extreme Precipitation Rates" were utilized. However, the analysis sheets indicate these rates plus an additional 15% were used. Engineer to review/revise.
 - Mr. Chagnon responded that on one of the handouts was a portion of the drainage report. They used what was required for an AOT application. They used the extreme precipitation plus 15%.

- Provide a note on the plan to be recorded that the Owner is responsible, in perpetuity, for the operation, inspection, maintenance, and reporting for the stormwater BMP's, and reference to the Inspection & Maintenance requirements included in the Drainage Report should be made.
- The gas meters shall be relocated on the building at 125 Brewery Lane to make room for the sidewalk as shown.
- Easements deeding public access to the community space shall be provided for review by the Planning Board. Please add the community space easements to the easement plan.
- Add 5 or 6 on-street parking spaces next to a 12' side sidewalk with street trees along the street edge along 155 Brewery Lane.
 - Mr. Chagnon noted that there were some additional discussions on this and they did agree. It showed a revised sidewalk on Brewery Lane. Sheet LA7 shows the planting of five street trees in flush graded planting boxes along the curb edge.
- Conduct pre and post occupancy parking counts.
 - Mr. Chagnon responded that they agree to this and understood that it could be a post approval condition.
- Work with the City to convert Chevrolet Ave to a city street (this can be a condition of approval, but does not have to be pre-building permit or certificate of occupancy), it would be a condition for final release of the Site Review bond.
 - Mr. Chagnon agreed.
- For the contributions for off-site improvements, we are open to considering some time limitations as to when the funds shall be expended.

Mr. Chagnon noted that there were some concerns from abutters, specifically Plaza 800. They met with them and provided street treatment to the edge of the sidewalk along the Plaza's parking area. Six honey locust trees have been added in that area to address that concern. There were concerns about the management of the drainage structure in the vicinity of their property line. Mr. Chagnon confirmed they would work with Plaza 800 to mitigate those concerns. Plaza 800 wanted it to show on the plans that the work on their property would be done by Chinburg Builders. That note has been added in the plans. As neighbors they have issues that there would be construction on their property and don't want their business operations interrupted. Plaza 800 will have input on how to maintain their access and work. The Plaza has delivery vehicles that use that corridor to deliver to Hannaford. Mr. Chagnon noted they would be sensitive to that. Plaza 800 has expressed a desire to connect the sidewalk from Brewery Lane to their system of sidewalks within the plaza. There was some concern about putting a crosswalk there because it's not at the stop bar. Mr. Chagnon has identified a better location now to put a crosswalk in the stop bar. Plaza 800 was agreeable to that although they were concerned about lighting. Lighting has been added to the plan to properly light the intersection. Plaza 800 has no issue with light spilling onto their property.

Ms. Walker requested that Plaza 800 provide written confirmation that they are fine with the lighting spilling on to their property. Mr. Chagnon agreed.

Mr. Eby noted that the proposed sidewalk was shown going through the drive thru line. Mr. Eby's preference would be to have it run along the property then connect to the sidewalk along the store. It would be better to bring it around to the front of the building. Mr. Chagnon confirmed they would look at that.

Mr. Roediger noted that the proposed landscape plan on the original set of plans showed plants in the way of the Fire Department connection. The arborvitae and one of the Russian Cyprus's should be

removed so it's clearly accessible from the street. Mr. Chagnon agreed. Mr. Greiner noted that the blue lines represented the retaining walls, and clarified the connection access. Mr. Greiner confirmed that could easily happen.

Mr. Cracknell complimented the applicants for listening to TAC's comments. Mr. Cracknell had a few additional comments for the applicants. The first comment was about the abutting parking area on sheet C5. Will this have a separate application to show the work or is it on this application? Mr. Chagnon responded that it was included on the OS sheet in the big plan set. An application has been to relocate the lot line. That is separate but it's included in the plans.

Mr. Cracknell questioned whether or not the landscape screening was adequate to address the abutter's concern. Would TAC want any additional follow up to look at the rest of that parcel to see if there are any holes? This may need to be a stipulation. Mr. Cracknell noted that he did not see where in the plan showed the calculations for the community space. Mr. Chagnon confirmed it was in there and noted the exhibit was dated March 20, 2018. Mr. Cracknell commented that it was difficult to identify what was community space vs. what was open space just by looking at it. Mr. Chagnon noted that the areas were numbered. Mr. Cracknell commented that bold lines would help differentiate. There should be easements provided for the corresponding public space.

Mr. Cracknell commented that there are labels over the tree grates going along Brewery Lane, so it's hard to see how many there are. Mr. Chagnon noted that would be updated. Mr. Cracknell noted that C8 was a breakdown of different panels. Mr. Chagnon noted that's a key to the landscaping. Mr. Cracknell questioned why there was not any tree grates near Plaza 800. Mr. Chagnon responded that they wanted to maintain that site distance. Mr. Eby noted that it's an all way stop, so there was no need to worry about the sight lines. Mr. Cracknell commented that it looked like only the building was screened. Mr. Chagnon responded that was all they were asked to screen. Mr. Cracknell proposed to add more screening for symmetry. Sheet C5 showed two narrow sidewalks between the two existing buildings on Brewery Lane. Why weren't the sidewalks carried across? What is the line on C5 on Brewery Lane interrupting the sidewalk? Mr. Chagnon responded that it's the existing concrete apron at the existing door. They are adding to it. Mr. Cracknell pointed out a flat area with no landscaping or grading. Is this just a flat lawn? Mr. Greiner responded that it was left open as lawn because of the berm areas. They are going to create a birch grove and small patio above it. It would be a destination for people to sit.

Mr. Pezzullo noted that the developer has to contact NHDES about the monitoring wells. They need permission from them to adjust, change or relocate the wells. The City is only required to monitor them. Mr. Pezzullo would like written approval from the NHDES. Mr. Desfosses questioned if the state owned the wells. Mr. Pezzullo noted that the state paid for them, but he did not know who owned them. The City is required to sample them. Three wells were just redone recently so any cost to move them would be on the developer. The soil would need to be coordinated with the state. There's some contamination in it. They may have restrictions or requirements on the disturbance or removal of soil. Mr. Pezzullo would like to get copy of the State's comments. Mr. Chagnon agreed.

Ms. Walker commented that one of the exhibits provided was a clarification on drainage calculations. Would that be incorporated into the plans? Mr. Chagnon confirmed that was correct. It would be updated for the Planning Board meeting.

Mr. Desfosses commented that the CB1A on the 12-foot sidewalk on the new C5 and C6 sheets under Jewel Court should be labeled “to be removed.” Mr. Chagnon agreed.

Mr. Desfosses noted that the end of Brewery Lane needed to be resurfaced. It will probably need to be profile milled, so that should be on the grading plan. Mr. Chagnon agreed. Mr. Desfosses noted that PCB1 on Chevrolet Ave. was a catch basin that has been added. There is a low spot on Chevrolet Ave. that is next to the manhole. The catch basin is not lower than the manhole 5. It may need to be moved. Mr. Chagnon agreed.

Mr. Desfosses noted that the offsite plan showed the runoff for the parking lot going across the landscape plan. The salt water from the runoff looks like it’s going over the plantings. Mr. Chagnon responded that the runoff should be going off the backside. It slopes down towards the parking lot on our side. Mr. Desfosses noted that it goes across the landscaping. Drainage may need to be provided there. Give that area a little more thought. Mr. Chagnon confirmed they would.

Mr. Desfosses responded to the applicant’s comments regarding the monetary recommendations exhibit. It would be highly unlikely that the City would be able to meet the proposed dates. The 2019 date should be moved to 2020. Mr. Desfosses noted that they talked a little about the Jewel Court sidewalk and they should provide plans. Mr. Chagnon clarified if that was part of the \$60,000. Mr. Desfosses responded that it was not. It would be in addition to the \$60,000. Mr. Chagnon confirmed that was fine.

Mr. Marsilio commented that the generator should be identified in the plans. Mr. Chagnon confirmed that would be updated.

Mr. Eby commented that the noted about the sidewalk widening to 12 feet actually said 12 inches in the plans. It should be 12 feet.

Mr. Pezzullo commented that the relocated drain and sewer line was shown on the plans right where one of the monitoring wells is located. It was strategically placed there because of the contamination concerns in that area. There may be an impact down the line with this design. Ms. Walker suggested that the NHDES approval would be a condition of this approval. If something needs to be moved it can be amended.

Mr. Desfosses questioned if there was a plan that showed where contamination was. Ms. Walker responded there was not. Mr. Desfosses questioned if any part of the proposal impacted the contamination. Mr. Pezzullo noted that the infiltration units would be in the parking area. Mr. Chagnon confirmed that was correct. Mr. Desfosses questioned if Mr. Chagnon had studied the contamination of the site and designed around it. Mr. Chagnon responded that he had not. He asked the City what the monitoring wells were for and why they were located where they were. The City gave some informational background on them. He did not receive more comments about this until yesterday. It is understood that they would have to address environmental concerns. Mr. Pezzullo commented that there should be some note reflecting that DES has to be notified for any modification or adjustments of the monitoring wells. Mr. Desfosses added that there was contaminated soil so that may need safety consideration.

Ms. Walker questioned where the Zagster bike location was on the landscaping plan. Mr. Chagnon pointed out where it was the C5 plan and noted that the landscaping plan needed to be updated. Ms. Walker questioned what the dimensions were. Mr. Chagnon responded that it would be 9 by 24.

Ms. Walker added to Mr. Cracknell's comment about the plantings. They have reviewed the conservation easement for that area. According to the easement there is the ability to add additional plantings into the existing vegetated state. However they are only permitted within 20 feet of the area depicted from Chevrolet Ave. TAC needs to be conscious of that if they want to stipulate additional plantings.

Mr. Eby noted that he did not see a sign detail sheet. Mr. Chagnon responded that he would look into that and include it if it was not already. Mr. Eby commented that the intersection of Brewery Lane and Plaza 800 should have "all way" sign added under stop signs.

PUBLIC HEARING

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

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to **recommend site plan approval**, seconded by Mr. Cracknell with the following stipulations:

Revisions to plans prior to Planning Board submission:

1. Engineer shall update the drainage report to reflect that Extreme Precipitation Rates plus 15% were used.
2. Easements deeding public access to the community space shall be provided for review by the Planning Board. Community space easements shall be added to the easement plan.
3. The plan shall be revised to remove the metal wire specification in the sidewalk.
4. The rear entrance doors shown for 125 Brewery Lane shall be updated to reflect existing conditions.
5. Easements shall be provided for all new public utilities and easement plan shall be updated accordingly.
6. All proposed tree grates shall be shown on sheet C5.
7. Remove select landscaping at northeast side of 145 Brewery Ln building next to garage entrance to allow for access to fire department connection.
8. Revise proposed sidewalk on west side of Brewery Lane at Plaza 800 entrance to follow the existing curb line.
9. Add sidewalks with tip downs to both landscaped islands behind the existing 155 Brewery Lane building to connect to the sidewalks on either side of the driveway.
10. More clearly distinguish open space and community space on Sheet OC.
11. Add all-way signs to existing stop signs at Brewery Lane intersection with Plaza 800 and re-install as necessary to comply with MUTCD height and location requirements.
12. Provide signage details in plan set.
13. Add note to site plan regarding required NHDES approvals noted under conditions precedent.
14. Add more street trees along Plaza 800 side extending toward Brewery Ln.

15. CB1A under new Jewell Ct sidewalk shall be removed
16. Provide profile and grading plan for resurfacing of Brewery Lane from Jewell Ct to Plaza 800.
17. PCB 1 on Chevrolet Ave shall be moved to a lower grade than sewer manhole, or otherwise adjusted to ensure it functions as proposed.
18. Applicant shall review the stormwater surface drainage from the parking lot at 95 Brewery Lane to avoid negatively impacting proposed landscaped areas.
19. Add generator to site plan.
20. Correct mis-labeled 12" to 12'.
21. Provide a note on the plan to be recorded that the Owner is responsible, in perpetuity, for the operation, inspection, maintenance, and reporting for the stormwater BMP's, and reference to the Inspection & Maintenance requirements included in the Drainage Report should be made.

Conditions Precedent to Building Permit Approval:

1. The developer shall contact NHDES to review proposed impacts to the existing monitoring wells as a result of the proposed construction and secure a written decision/approval for the site plan as it relates to the monitoring wells. Developer shall be responsible for any relocation, adjustment, or abandonment of any of the wells as approved by the NHDES.
2. The developer shall provide an access easement to the City to continue to sample the monitoring wells.
3. The developer shall coordinate with NHDES to secure any necessary approvals / permits for removal/disturbance of soil on the site within the Groundwater Management Zone and documentation of these approvals shall be provided to the City.
4. The developer shall contribute \$20K for the construction of sidewalks on Chevrolet Ave to Cass St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
5. The developer shall contribute \$25K to improve the Bartlett St signal on Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
6. The developer shall provide final engineered plans and contribute \$60K for the construction of a sidewalk along Jewell Court from Brewery Lane to Islington St.
7. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
8. The applicant shall agree to pay for the services of a third party inspector, to be selected by the City, to inspect all on-site utility work.
9. All easement plans and deeds shall be review and approved by the Legal and Planning Departments prior and approved, as needed, by the City Council.

Conditions Subsequent to Receiving a Building Permit:

1. Developer shall conduct on-site parking usage analysis (by a qualified consultant) prior to construction and within 1-year of full occupancy to be submitted to the Planning Department.
2. The developer shall work with the City to convert Chevrolet Ave to a city street.
3. Developer shall be responsible for resurfacing Brewery Lane between Jewell Ct and Plaza 800 parking lot.

The motion passed unanimously.

II. NEW BUSINESS

A. The application of **Eric and Jean Spear, Owners, and Megan Tehan and Brendan Cooney, Applicants**, for property located at **49-57 Mt. Vernon Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of 8,949 ± s.f. and 93’ of continuous street frontage on Mt. Vernon Street.
2. Proposed lot B having an area of 3,647 ± s.f. and 45.5’ of continuous street frontage on Mt. Vernon Street.

Said property is shown on Assessors Map 111 as Lot 31 and is located in the General Residence B (GRB) District where the minimum lot area is 5,000 s.f. and minimum continuous street frontage is 80’.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION

Meghan Tehan and Eric Spear spoke to the application. There are two houses on the lot, as it exists now. The smaller property is in the proposed “Parcel A.” That is where Ms. Tehan lives now and is currently renting the house from Mr. Spear. Mr. Spear’s house is in “Parcel B.” The proposal is to subdivide the lot and buy the house from the Spears. They have received Board of Adjustment approval for the substandard lot size and the setbacks.

Ms. Walker commented that a note should be added showing that the zoning relief was granted and when. The term “parcel” should be changed to “lot.” Ms. Tehan confirmed those updates could be made.

Mr. Cracknell thought this was a good plan. It would make the lot more like the rest of the neighborhood.

Mr. Roediger questioned if the house had the address 57 already. Ms. Tehan confirmed that it did.

Mr. Pezzullo commented that there were notes about the utility easements in the plan. Is that something that TAC needs? Ms. Walker noted that if it was a note on the plan then that was enough.

PUBLIC HEARING

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

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to **recommend subdivision approval**, seconded by Mr. Roediger with the following stipulations:

1. Variances granted by the Board of Adjustment on February 27, 2018 shall be itemized on the Subdivision Plan.
2. The work "Parcel" shall be changed to "Lot" on the Subdivision Plan.

The motion passed unanimously.

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III. ADJOURNMENT

Mr. Desfosses moved to adjourn the meeting at 3:10 pm, seconded by Mr. Cracknell. The motion passed unanimously.

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Respectfully submitted,

Becky Frey,
Acting Secretary for the Technical Advisory Committee