

Mr. Amsler went on to report that the design calls for all parking to be eliminated between the residential area and the library resulting in a quiet green area. The massing of the building has been designed so that there are different sides to different orientations; such as, smaller volumes towards the residential neighborhood.

The library building itself will be a two-story structure with sloping roofs over it creating some height and providing the opportunity to house mechanical equipment. A small basement would be located under the meeting rooms and would accommodate utilities from the street

The interior of the library will have an open floor plan. The first floor will contain a generous lobby, circulation desk and services, a children's library in the south wing and a meeting room will anchor the corner.

Let the record show that Paige Roberts arrives at this point in the proceedings.

Mr. Amsler spoke to a quiet courtyard in the south wing. The north wing will house technical services and computer rooms. There will be comfortable reading spaces that will look out into the courtyards.

David Allen, the Deputy Public Works Director, was the next speaker to address the Board and spoke to preliminary drillings (soil conditions). Bob Stephens of Stephens Associates, a registered professional engineer and a registered geologist, also addressed the Board and commented that soil conditions are quite suitable for the proposed project adding that the site is mostly filled land overlying a small thickness of peat soil. He spoke to a pre-existing condition survey of nearby structures.

Next, David Allen introduced Will Conway of Sebago Technics. Mr. Conway addressed public parking and a small area for staff parking. He also spoke to the handicapped parking spaces. It was his feeling that there would be a lot of pedestrian and bicycle access in connection with a public sidewalks system and spoke to signage that would indicate the entrances to the library for vehicles and pedestrians. Some new shade trees will be introduced in the parking lot. The modest lighting of the parking area will not spill over into adjacent properties. He mentioned that there would be an area for bicycle racks and further pointed out that the book drop off would be on the driver's side. There will also be a limited area for motorcycle parking. He informed the Board that the previously proposed dumpster had been eliminated.

All utilities will be underground services. The existing 12" main is only two years old. The sanitary sewer connection will connect to the upgrade in the general area. Underground electric will be brought in from one of the poles on Parrott Avenue. The natural gas service will be underground. The storm drain collection system within the property will route the stormwater runoff into storm drains in the municipal system. The amount of impervious area will be reduced from that currently on site --from 1.8 acres to a little bit under 1.7 acres.

Dave Allen again addressed the Board and pointed out that during the past seven years significant improvements have been made to the wastewater system. He spoke to the installation of a vortech type treatment system to handle stormwater runoff.

John O'Leary explained that the traffic and parking conditions would be covered by John Burke, the City's Parking and Transportation Engineer, and Doug Prentiss, Senior Associate with Bruce Campbell Associates. Mr. Prentiss spoke to the intersections that would be impacted the most by the siting of the new library at the former JFK site; those being, Richards, Middle and Austin; Richards and Parrott and Parrott and Rogers. They took into consideration lighting, signing,

pavement markings, accident information, speeds and traffic count information and determined levels of service.

Mr. Prentiss stated that the overall level of service for the Middle Street intersection was at a level of service "D"; although left turn movements from Richards to Middle were at a level of service "E". The Parrott to Richards intersection was at a Level of Service "A", and he further reported that the Rogers and Parrott intersection works "quite well".

With regard to the estimated impacts of the project, Mr. Prentiss stated that a study was done of the activity at the existing library as well as the ITE document that assesses impacts of land uses. Furthermore, activity at the JFK site was documented. It was anticipated that the net increase of trips as a result of the library project is a total of 109 trips. It was felt that those trips added to the existing intersections, as a whole, would not change the levels of service.

The Traffic/Safety Committee recommended getting people to the site as easily as possible without conflicts; thus, the turn-around was eliminated. The radius was improved for UPS trucks. The book drop off exit lane was made a lot wider so that one vehicle could drop off while another vehicle continued on. Mr. Prentiss spoke to the installation of "Do Not Enter" signs. He pointed out that the existing JFK site has a driveway right on the curb; that driveway will be relocated.

Mr. Prentiss further reported that there had been two accidents reported over the past few years at the intersection of Richards and Austin.

Mr. O'Leary then informed the Board that in addition to providing adequate parking at the library site, attention was directed to providing adequate parking for the Middle School. However, he stated that such was not a part of the presentation this evening but would be part of plans presented by the School Department at a later date.

John Burke, the City's Parking and Transportation Engineer, spoke to the provision of 66 off-street parking spaces for the library. It was his opinion that such would be adequate to serve the library's needs. He further spoke to the additional benefits of separate projects, independent of the library project, that would be put forward by the Middle School to improve their parking situation. The school plan would create parking on the school lot for the teachers that presently park on Parrott Avenue.

Mr. Burke stated that two consulting firms had been hired to determine the required number of parking spaces for the new library; those being, Vanasse Hangen Brustlin and Bruce Campbell Associates, two of the top parking consultant firms in New England. They independently determined that 66 parking spaces would be sufficient.

Two manuals were used in the determination, an ITE manual and an APA manual. The City's zoning and site review regulations were also used in making the determination as to the number of required parking spaces. The location of the proposed library in an urban setting near a residential district was also a determining factor. It was felt that a large percentage of trips would be walking trips; such as, students from the adjacent Middle School would be able to walk to the library rather than ride. Senior citizens would also have the opportunity to walk to the library from the adjacent senior housing projects. He also spoke to the availability of the book drop off and the availability of public transportation.

Mr. Burke stated that it was important to note that the proposed library would be twice the size of the existing library; however, six times the amount of parking would be provided as the existing library has for off-street parking.

Mr. Burke went on to further state that the Middle School project would go forward whether the library project is approved or not. Eighty-seven parking spaces will be provided for Middle School parking where fifty are provided at the present time. Mr. Burke commented that the proposed 87 spaces would meet the requirements of the City's *Zoning Ordinance* and *Site Review Regulations* and further indicated that the School Board and Traffic/Safety Committee have approved the proposed parking plan for the Middle School.

Mr. O'Leary then indicated that other permits may or may not be necessary and that the Planning Director would speak to those. Mr. Holden stated that the City is subject to its own regulations and that the proposal would be subject to all local approvals, as appropriate and to Federal and State Permits as required.

Mr. O'Leary indicated that the Technical Advisory Committee had recommended approval of the site plan with stipulations. Dave Allen spoke to the stipulations that are listed as follows:

1. That the site plan be reviewed by the Traffic/Safety Committee with a report back to the Planning Board;
The Traffic/Safety Committee made three specific recommendations; those being, that the radius of the drop-off area be increased; that the return drive be eliminated; and, that appropriate signage be installed together with directional arrows. The site plan has been so amended.
2. That oil/water separators be added to the catch basins;
The detail sheet so indicates. Mr. Allen indicated that the entire drainage system will enter through a treatment system.
3. That clarification of the flood zone datum issue be submitted to David Desfosses, Engineering Technician with the Public Works Department;
Mr. Allen indicated that such has been done and referred to a 100 year storm at elevation 8.9'. The JFK site is at elevation 10.5'.
4. That the site plan include a detail on the brick pavers;
The brick pavers will comply with City standards.
5. That the site plan include a detail on City standards;
Mr. Allen indicated that the detail sheet does include such standards.
6. That the landscaping plan shall be reviewed by Lucy Tillman of the Planning Department;
Mr. Allen indicated that Ms. Tillman has reviewed the landscaping plans.
7. That the building have a master box connection to the Fire Department;
Mr. Allen indicated that such a note is called out on the plans.
8. That the site plan indicate the snow storage area; and,
The snow storage area is indicated on the plan.
9. That the engineer work with the Department of Public Works to ensure proper coverage over the existing drainage system.
Mr. Allen indicated that the initial design was done in such a manner as to keep the drainage system as high as possible.

Mr. O'Leary indicated that such concluded the Library Committee' presentation and he looked forward to answering any questions the Board might have.

The Chair indicated that numerous letters and e-mails had been received; and that the Board had copies of those that had been submitted as of 4:00 p.m. this date.

Lou Harriman of 57 South Street stated that he was in favor of the proposal adding that there would always be limitations for every site. He stated that the JFK site is close to the Middle School, elderly housing and the downtown. It was his opinion that the project would be cost effective. He encouraged the Board to approve the site plan so that we can "go ahead and build".

Cynthia Harriman felt that the City had done a thorough job in looking at the site in question.

Jason Karlin of 88 Lincoln Avenue stated that he was overwhelmingly in favor of the site.

Denise Cloutier of 369 Islington Street objected to the library at the site in question and felt that the armory building should remain.

Phyllis Eldridge of 199 Middle Road stated that she was the Chairman of the Library Board of Trustees adding that she was completely familiar with the land use process as she had served in past years on the Historic District Commission, the Planning Board and the City Council. It was her opinion that an impeccable job had been done in presenting the project. She stated that none of the playing fields would be affected by the proposal.

Theresa Garabedian of 80 Buckminster Way stated that he was very much in favor of the library and felt that the City had proved its case.

Dr. Tom Decker (of Richards Avenue) stated that he felt that the Library Committee had done a wonderful job. He felt that the drainage concerns of the neighborhood had been satisfied. However, he was having trouble understanding the math used in regard to the parking calculation. It was his fear that the parking plan would be inadequate.

Mary Lincoln stated that she was a serious library user and that she lives four doors down from the current library. She felt that the staff of the library deserved a new building and urged the Board to help make it happen.

John Grossman of 170 Mechanic Street addressed the Board and stated that he is the President of the Portsmouth Advocates which consists of thirteen members; all of whom have their own opinions. Contrary to recent newspaper reports, he stated that the Advocates had never voted on the library site; however, the Advocates are in favor of a new library in the downtown area. It was his opinion that having a library downtown would strengthen the downtown area pointing out that the library would be far more than a building and books; that there would be special collections, and that the library would be designed to serve all ages.

Mr. Grossman went on to dispute the comment that 30 vehicles park in the JFK site during the evening hours. He stated that he has never found more than 17 cars. It was his opinion that a library on the JFK site would serve the City quite well for many future years.

Harold Whitehouse addressed the Board and spoke to his concern as to the lack of a fire lane. He commented that at the Traffic/Safety Committee meeting, it was stated that the building would be sprinklered and that fire apparatus would be able to get around three sides of the building.

Another concern was the soil conditions. He commented that the site is an old land fill area and, it was his opinion, that pile driving would prove to be very expensive.

With regard to water, sewer and drainage, Mr. Whitehouse commented that the site in question is one of the lowest points in the City. He stated that when the moon is right and the tide is right, the area is a flood plain.

With regard to parking, he questioned the ADA requirements and stated that a space for a handicapped van should be 96" in width to allow space for a wheelchair to pull out.

He urged the Board to delay going any further with the project commenting that 14 sites had been reviewed over the past few years and adding that there are four new sites that should be explored. He asked that the Board delay the process for six months and look at new sites coming on line. He questioned whether the City would be able to raise sufficient funds to build the library.

Mrs. Horrigan of 35 Elwyn Avenue stated that she was a big library user. It was her opinion that there was much too much worry about traffic and parking. She spoke to a dense residential site and the need for a few walking paths.

Bob Hopley of 175 Wibird Street stated that he was opposed to the site and in favor of a new library. It was his opinion that the old Wentworth School would be a better location for the new library. He pointed out that the City has only one legitimate softball field and went on to state that from May to Labor Day, from 5:00 to 8:00 p.m., one cannot find a parking space (in the area of the softball field). His biggest concern was whether there would be adequate parking twenty years from now. He further stated that if the softball field is lost, there would be a lot of people who won't have a place to play.

Another concern raised by Mr. Hopley was the parking lot lighting. He stated that if any of them are facing the field, it could be a dangerous situation for infielders taking a throw from outfielders.

Doug Roberts of 139 Sherburne Avenue stated that the Library Building Committee had thoughtful deliberations over the years, and it was his opinion that the JFK site was the best possible site for a new library for present and future generations. It was his opinion that Sherm Pridham and his wonderful staff give the best bang for the taxpayer's buck. He urged the Board to continue on without any further delay that would only add to the expense of the project.

Amy Beranger of 139 Clinton Street expressed her support for the new proposed site. She urged people to put on their sneakers and become frequent flyers of the library pointing out that she walks to the current library two or three times a week with her daughter. She stated that parking is an issue in Portsmouth adding that walking to the library is beautiful; that Portsmouth is a beautiful city.

Kim Taylor of 58 Washington Street expressed her support for the library. She stated that if the City waited for the perfect plan to build a new library, then a new library would never happen.

Paul Elkins of 45 Rogers Street stated that the residents of Rogers Street are extremely concerned over the traffic situation with the new library. It was his opinion that the streets feeding the new library would be completely inadequate. He pointed out that the sidewalks on Parrott Avenue from Junkins over are not ADA acceptable at this point. He stated that the numbers given for the library peak period are tremendous numbers. He was wondering how many cars would be added – 100 or 200. He also inquired as to the summertime with the softball field. He felt that the infrastructure was not working at the present time.

Richard Katz of 59 Kensington Road stated that he was in favor of the library. It was his feeling that people would learn to put up with traffic. He stated that the library was a great idea and long overdue. He concluded his statements by exclaiming, "Let's do it!"

Leah Caswell of 37 South Street stated that she was the member of the Portsmouth Advocates who called the press. She stated that with seven members present, it was a unanimous decision to preserve the Portsmouth Armory. She stated that she has a great deal of respect for John Grossman who spends many hours working for the City. However, she felt that he had a conflict of interest what with being a member of the New Library Building Committee. She stated that the area around the site in question is one of the few open spaces in our beautiful city. She felt that parking would not be adequate for a library of the proposed size what with the popularity associated with a library. She also felt that the Peirce Family Trust would be broken. She urged the Board to please stop and reconsider the issues before them. She continued on to urge the Board to slow down the freight train and to preserve the beauty that is Portsmouth's.

Harold Ecker of 422 Banfield Road stated that he lives on a three to four acre lot. He further stated that he voted for a new library but he didn't vote for a kitchen and associated knick knacks. He went on to state that he didn't vote for tearing down an old building in the City of Portsmouth.

Mr. Ecker continued on by stating that he was affiliated with softball and he didn't want to see one inch disturbed. He also stated that he didn't vote for computers (boos from the audience). He commented that the City Council was not unanimous in its support of the new library. It was his opinion that the JFK site was not the proper spot. He concluded his statements by stating that he is in construction and suggested putting the new library at the corner of Constitution and Banfield but then added that his son (who lives nearby) wouldn't like it.

Carla Rogers of 15 Dunlin Way stated that she was a home school mother for three small boys and expressed her support for the library. She pointed out, however, that she is in favor of sports and the ballfields are just as important.

Paul McEachern addressed the Board and commented that he lives on Dennett Street, a narrow heavily traveled street, and that he was not asking the Board to do anything about it. He stated that in 1969 he was Chairman of the then New Library Building Committee (laughter) pointing out that the process had been long and deliberative. He went on to state that he couldn't be prouder of the site, the decision or the city. He felt that the library would be an asset to any neighborhood in the city. He felt that the neighborhood in question was so lucky to have it. He felt that a library was the soul of a community and felt that it was a true meeting place.

It was Mr. McEachern's opinion that property values would rise in the neighborhood. He urged the Board to go forward with the site – a wonderful site next to the Middle School in the downtown area. He felt that the proposal had so many pluses that the City was so lucky that it is on the drawing boards.

Rai Bowles of 43 Pray Street stated that the current library is absolutely and totally inadequate. He stated that he couldn't be more pleased with the proposal; that the arrangement made for the site was a brilliant stroke (referring to the transfer of recreational activities from the JFK site to Spinnaker Point). He felt that the amount to be raised privately could be achieved.

A gentleman from Swett Avenue stated that he had moved to Portsmouth from Amherst, New Hampshire. He stated that the current library is a very small and overcrowded library that doesn't compare to the one in Amherst that serves 10,000 people. He thought that the site and plan were wonderful and urged the Board to approve it adding that there are always things that

need to be fixed. He went on to state that he would appreciate the library coming into his neighborhood; that it would certainly increase the value of his home.

A resident of 41 Topaz Place stated that he was a frequent user of the library; that the City has been in the need of a new library for some 25 to 30 years. He wondered if the old hospital building could be used for a library.

Tom Kauhfold of 53 Rogers Street wondered what happens on weekends with regard to parking and traffic. He stated that he would like to see a new library but he felt that the proposed site would not be able to handle traffic. He asked what the numbers were going up and down his street. He commented that he doesn't drive on Parrott Avenue on Saturdays as there are so many little children running across the street.

Barbara Ward of 16 Nixon Park, a library trustee, stated that the new library is long overdue; that people continue to bring up sites that have already been discussed. She felt it was important to have a library in the center of the City of Portsmouth and that it was important for the library to be accessible to people on foot. It was her feeling that a terrific public library could be had right in the heart of the City adding that a library should be part of the heart of a city and that any obstacles could be overcome.

Betsy Schultiz of Ocean Road stated that she was a former librarian. It was her opinion that a library is the heart and soul of the City and belongs in the heart of the City. She commented that the current library has a very difficult traffic pattern pointing out that parking is a problem overall in the downtown area. She stated that she highly supports the site in question.

Claudia Morner of Sagamore Avenue, a member of the Library Committee, stated that the site in question is a wonderful site and the proposal would prove to be an enhancement to the City of Portsmouth. It was her opinion that people would figure out when the best time would be to go to the library. She commented that fundraising is impossible without an approved site.

Bill St. Laurent of 253 Colonial Drive stated that everybody wants a library; however, he felt that the site in question had a lot of red flags; such as, traffic and parking. He wondered if such a large library was really necessary.

Leslie Dodger of Morning Street commented that this was the slowest freight train she has ever seen and she urged the Board not to delay its decision. She felt that there would be no problem in walking to the library.

Ruth Griffin of 479 Richards Avenue appeared before the Board as a property taxpayer in the City. She referred to the gag rule on the subject of the historic preservation article. The Chair commented that he had looked at what was submitted and felt Ms. Griffin had raised some good points.

Ms. Griffin went on to state that this was not the first time she had spoken about the library. She expressed her concern about razing or destroying another brick building in Portsmouth.

She continued on by stating that parking and traffic are concerns as well as soils and drainage. She commented that she lives on top of a hill on Richards Avenue and still has water in her basement. She was certain there would be a pump in the new library. She felt that there was a lot more traffic involved on Richards and Parrot Avenues and the associated intersections than had been projected. She urged the Board to find a better site than the one on Parrott Avenue.

Bert Cohen of 21 Mark Street stated that he was in favor of the site. He felt that a walking city should not always assume an increase in density of cars; that there were other creative ways to get people around.

Let the record show that the Board took a five minute break at this point in the proceedings. The Chair cautioned those in the audience not to talk to Board members on this issue during the break. Mr. Coker interjected that such is a legal obligation on the part of the Board.

After the break, Joseph Paquette of 79 Thornton Street addressed the Board and stated that Portsmouth is a wonderful place to live that would be made better by a new library. He stated that he wanted a new library sooner than later as he had a 12 day old child who would like to go to the new library.

Carol Hollis of 597 Union Street expressed her support for the site and the new library. She suggested that pedestrian ways be incorporated throughout the downtown.

Louise Wood addressed the Board and stated that she was born in Portsmouth but has lived in other towns. She felt that a lot of money would be spent pouring a foundation in quicksand. She spoke to other possible sites; such as, hospital hill and the land in back. She spoke to the possible use of the old hospital building and felt there would be enough room for parking at the corner of South and Junkins.

Ed Lawrence expressed his concern about destroying a historic building and the quicksand condition of the soil. He suggested using the Lafayette School as a library.

Katie O'Malley of 62 Woodbury Avenue thought that the site in question was a good site right next to the Middle School and did not feel that it would be as dangerous as the site of the current library.

Marilyn Kelly of Newcastle Avenue stated that she agreed that the City desperately needs a new library; however, she did not feel that the Parrott Avenue site was the right spot.

Diane Kelly Tefft spoke to the lack of parking spaces on Richards Avenue where some homes are multi family homes with only one or two spaces available and one house having no driveway at all. She felt that the residents of Richards Avenue would be using up the newly created spaces on Parrott Avenue.

Mary Maurer of 65 Rogers Street urged the Board to pay attention to the traffic. She would not say whether she was for or against the new library site. She also urged the Board to pay attention to parking adding that vehicles just circle trying to find a space to park.

Maureen McKenna of 41 Kensington Road urged the Board to "go for it".

Mary Wager of 24 Kensington Road stated that she is a frequent user of the library and felt that it was time the staff of the library got a new facility.

John Maher of Little Harbor Road expressed his hope that the Board would approve the site.

The Chair then reviewed some of the comments that had been received. He inquired about the drop off being double sided. Mr. O'Leary replied that such was a good idea and would certainly be looked at.

Mr. Allen commented on the issue of fire clearance and explained that the need for fire access occurs when a building is more than 150' from a City street. The proposed library will be some 30'. He felt there was no issue with fire access.

With regard to stormwater runoff, Mr. Allen agreed that the site was a low area and at a 100 year flood the water does come over the road. However a brand new system should adequately handle runoff and should be a significant improvement over what currently exists.

With regard to parking, Mr. Burke stated that some 20 spaces would be picked up on the street that have not been utilized. These would occur in such areas as the 15 minute bus loading zone and in an area across the street where a fire hydrant would be relocated. Mention was made of the current configuration of the dirt parking lot. It was felt that parking would be more efficient with pavement and striping.

With regard to the issue of handicapped van space, Will Conway of Sebago Technics commented that two spaces would meet the van accessible width requirement of 8'.

The next issue was the projected growth for parking. Doug Prentiss stated that what is being proposed is actually higher than what they suggested which was 60 spaces. He felt that less parking would be required due to the availability of the book drop off.

Mr. Burke stated that the peak use of the library was at 3:30 p.m. when school was not in session.

Mr. Prentiss explained that seconds of delay are used in determining Levels of Service. He commented that there are twelve movements at the Richards Avenue/Middle Street intersection.

The Chair asked about the hours of the library with Sherm Pridham replying that they would be from 9:00 a.m. to 9:00 p.m., Monday through Thursday; 9:00 a.m. to 5:30 p.m. on Fridays and 9:00 a.m. to 5:00 p.m. on Saturdays.

The issue of safety crossing the road was raised. Mr. Burke replied that there are existing crosswalks by the entrance of the Middle School; that there is a need for a crosswalk at the library site. He pointed out that there is plenty of sight distance on Parrott Avenue.

The Chair inquired about the issue of the Peirce Trust. City Attorney Sullivan stated that title work had been done and in March of 2000 he issued a letter that stated that he believed there were no restrictions that would prohibit a municipal use of the JFK lot.

Mr. Sullivan (John Sullivan) spoke to the issue of school buses on Rogers Street. Mr. Burke explained that the Middle School plans to utilize the front of the school for bus loadings in an attempt to keep the buses off Rogers Street.

The next issue discussed was the softball field with Mr. Bohenko mentioning the softball field that had been reclaimed at the Pease Tradeport. He stated that another field would be reclaimed in the spring and that people could book those fields through the Recreation Department. He went on to state that other sites are being looked at for softball fields; such as, the old stump dump. He spoke to the reconfiguring of the roadway and the upgrading of the bridge approach that would allow a softball field in that location. Mr. Bohenko stated that he agreed with Mr. Hopley that the City had limited softball fields.

Mr. Sullivan felt that what with more softball fields coming into the inventory, the traffic problem would lessen at the Middle School.

Mr. Sullivan then spoke to the soil analysis around the armory and commented that he was a member of that armory from '47 until it closed. He stated that there were no changing of oils during that period of time; that there shouldn't be a problem as vehicles used to go to Concord for annual inspections and the changing of lubricants.

The Chair commented that the hospital hill site had been looked at by the Planning Board and the Historic District Commission and reported that the site had been dismissed.

Mr. Coker commented that during the summer months when the softball fields are in operation, one cannot beg, borrow or steal a parking space. He wondered where people would park for the library. Mr. Burke felt that there would be parking available for library users even on the nights when the softball field is in use.

The Chair closed the Public Hearing at approximately 10:05 p.m.

DISCUSSION AND DECISION OF THE BOARD:

Mr. Savramis moved to approve the site plan as presented subject to the stipulations from the Technical Advisory Committee and subject to State and Federal approvals. Mr. Sullivan seconded the motion.

Mr. Coker commented that a lot of testimony had been received, some of which was emotional and irrelevant. He stated that what the Board has before it is a plan; that the Board has to look at the site plan like any other site plan that comes before them and look at what works and what doesn't. He went on to state that he was less concerned about parking. However, he was very, very concerned about traffic and was not comfortable with it at all. He stated that the City has to adhere to the same rules as any other developer and that the Board has to follow regulations. He noted that the Traffic Engineer had stated that there would be no change in the Levels of Service.

Mr. Prentiss replied that there would be no change in the overall Levels of Service. He spoke to the different movements at intersections.

Mr. Coker inquired as to the Levels of Service during peak hours. Mr. Prentiss replied that one doesn't design one's house for Thanksgiving dinner adding that a Level of Service may drop from E to F because of an additional delay in seconds or 6/10 of a second.

Mr. Coker referred to the *Site Review Regulations* where it states that ... projects shall be designed to maintain the quality of traffic flow on affected public streets at Level of Service C or better. Where an existing street affected by the project is already below a Level of Service C, then the project shall be designed to improve or at least maintain the existing Level of Service ...

Mr. Prentiss spoke to delays of a movement of an intersection not the intersection itself.

Mr. Will stated that up until Mr. Prentiss made his presentation, he (Mr. Will) was extremely concerned about traffic. However, the Thanksgiving Day analogy alleviated his concerns.

Barbara Ward commented that there are obstacles that can be overcome and pointed out that the project is not a Dunkin' Donuts and is not an office building. It was her feeling that the Levels of Service would not get worse and, at the same time, they would not get better.

Mary Mauer stated that the traffic would not go away. She stated that the reality of this very slow freight train was that the library site had been researched until everyone was blue in the face. She felt that the obstacles could be overcome.

Councilor Lown stated that he felt that the issue before the Board was relatively narrow and that was whether the site plan met the site plan regulations – not whether we need a library or whether the site is the best site. He stated that he happened to think it is not the best site. He went on to state that the soils, water, sewer and drainage seem okay to him; that parking is even okay. He felt that there would be some parking problems that could be overcome; that could be addressed.

Councilor Lown did feel, however, that traffic was an issue; however, the traffic study indicates that no single intersection would have a Level of Service degraded as a whole at the intersection. He stated that the issue of the Peirce restriction in the deed could be addressed at another battlefield. He also felt that the National Historic Register restriction could go forward. He reiterated that the narrow issue before the Board is whether the site regulations had been met. He felt that they had and, that being the case, he would support the motion.

Mr. Savramis stated that he didn't believe any site would be ideal in the City because it is tight. However, he felt that the pluses outweighed the minuses relative to the site in question.

Ms. Roberts stated that she would like to agree with Mr. Will and felt that obstacles could be overcome adding that the City staff had worked long and hard on the parking and traffic issues. She did inquire about long-range plans for the future.

Mr. Amsler responded that the new library is designed for growth adding that the library shelves would not be filled to the top to allow for growth.

The Chair noted that a letter had been received from a resident, Tom Morgan, talking to the effort to preserve the trees that he felt were an invasive species. Ms. Tillman reported that work was continuing on that issue with the City Manager and the Public Works Department.

Mr. Coker stated that he supported the library on the site in question adding that it is a good plan, not perfect, a good site, not perfect. He felt that his job as a Board member was to evaluate a proposal that is put in front of him with regard to the *Site Review Regulations*. He went on to state that it was his opinion from the traffic study done that there would be a degradation of traffic. He repeated the section from the regulations concerning Levels of Service. He felt that the plan did not meet the regulations.

It was Mr. Coker's suggestion that the application be tabled for one month to allow for the submittal of a better traffic plan. Mr. Will seconded the motion only for the purpose of processing the motion. The motion failed on a 1-8 vote.

Mr. Holden interjected that the City voluntarily submitted the application for review; that the City is not required by statute to do so. He suggested that Mr. Coker should vote his conscience. Mr. Coker, in turn, suggested that Mr. Holden keep his comments to himself.

Mr. Sullivan stated that years ago, the City was experiencing a problem in finding a place to store its artifacts. Mr. Pridham replied that the new library would have a special collections room and would also have a vault.

The Chair inquired if there would be a sump pump in the utility basement. Mr. Conway replied in the affirmative. The Chair inquired if it would be a first alarm type system with Mr. Conway replying, "absolutely".

The Chair clarified the three stipulations coming from the Planning Board concerning the book drop off being double sided, the crosswalk for the library and a sump pump light or alarm at the front desk.

The motion to approve the site plan with the following stipulations passed unanimously:

From the Technical Advisory Committee:

- 10. That the site plan be reviewed by the Traffic/Safety Committee with a report back to the Planning Board;
- 11. That oil/water separators be added to the catch basins;
- 12. That clarification of the flood zone datum issue be submitted to David Desfosses, Engineering Technician with the Public Works Department;
- 13. That the site plan include a detail on the brick pavers;
- 14. That the site plan include a detail on City standards;
- 15. That the landscaping plan shall be reviewed by Lucy Tillman of the Planning Department;
- 16. That the building have a master box connection to the Fire Department;
- 17. That the site plan indicate the snow storage area; and,
- 18. That the engineer work with the Department of Public Works to ensure proper coverage over the existing drainage system.

From the Planning Board:

- A. That the book drop-off area be double sided;
- B. That the site plan shall indicate a crosswalk for the library; and,
- C. That there shall be light or alarm for the sump pump at the front desk.

.....

II. ADJOURNMENT was had at approximately 10:30 p.m.

.....

Respectfully submitted,

Barbara B. Driscoll
Acting Secretary

These minutes were approved by the Planning Board at its April 24, 2003, meeting.