

**MINUTES OF MEETING  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**                                      **CITY COUNCIL CHAMBERS                      SEPTEMBER 30, 2003**  
**MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**  
**PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:**     David M. Holden, Planning Director, Chairman  
                                   John Burke, Parking and Transportation Engineer;  
                                   David Allen, Deputy Public Works Director;  
                                   David Young, Deputy Police Chief;  
                                   Steve Achilles, Acting Fire Chief;  
                                   Tom Cravens, Engineering Technician (Water);  
                                   Alanson Sturgis, Chairman of the Conservation Commission;  
                                   and, David Desfosses, Engineering Technician (Engineering)

**ALSO PRESENT:**             Lucy E. Tillman, Planner 1

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The Chair called the meeting to order at approximately 2:05 p.m.  
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**I. OLD BUSINESS**

A. The application of **Siegel Limited Partnership and Ocean Castle Limited Partnership**, property owners, and **Lang and Long Meadow Development, LLC**, applicant, for property located off Lang Road wherein site plan approval is requested for the construction of four (3) story free-standing buildings with 24 units each and one (3) story free-standing building with 21 units with each floor having a footprint of 14,000 s.f. ± (for a total footprint of 210,000 s.f. ±) with each building having one parking level and the construction of a 4,400 s.f. ± one-story building for use as a club house with related paving, utilities, landscaping, drainage and associated site improvements. Access is proposed from Lang and Longmeadow Roads. Said property is shown on Assessor Plan 291 as Lot 1-1 and lies within a Garden Apartment/Mobile Home district. **(This application was tabled at the Committee's September 2, 2003, meeting to this meeting.)**

The Chair read the notice into the record. Mr. Sturgis moved to take the application off the table. Mr. Cravens seconded the motion. The motion passed unanimously.

**SPEAKING TO THE APPLICATION:**

Richard P. Millette of Millette, Sprague & Colwell addressed the Committee and spoke to the changes that had been made to the site plan as a result of the following comments made at the previous meeting:

1. That an alternate layout be provided for the vehicle parking provided in the cul-de-sac so that the vehicles do not have to back out into the cul-de-sac; *Mr. Millette spoke to a small, separate parking area on the southerly side of the clubhouse that would allow for vehicles to be off the roadway and would allow for maneuverability so that vehicles could drive out onto the cul-de-sac.*

2. That school data information be submitted for this application; *Mr. Millette reported that Attorney Pelech had taken care of this stipulation.*
3. That the roadway width be 26' versus the proposed 24' width; *Mr. Millette reported that a 26' width is now being proposed.*
4. That the Fire Department connection be a multiple connection with a 2 ½" siamese connection and a 5" storz connection; *Sheet 3 is so labeled.*
5. That a notation be added to the site plan making it clear that the water and sewer lines will be owned and maintained by the condominium association; *Such notation has been added to sheets 2 and 3. In other words, all utilities on the site will be privately owned by the association.*
6. That the sewer pump station have adequate storage capacity to comply with NHDES requirements or that auxiliary power be available; *The stipulation calling for a stand by generator has been added to sheet 7.*
7. That the site plan clarify the gravity sewer lines and the force main sewer lines; *The lines have now been separated with the letter "s" standing for a gravity sewer line and the letters "fm" standing for force main.*
8. That the submitted accident data be updated to specify the type of accident, be it angle or rear, with such information to be used during mitigation discussions; *Steve Pernaw, the applicant's traffic engineer, addressed this stipulation later on in the meeting.*
9. That existing signal interconnections be verified; *Mr. Millette referred to a memo from Steve Pernaw, the applicant's traffic engineer, dated September 25, 2003.*
10. That trip distribution documentation be provided; *Steve Pernaw, the applicant's traffic engineer, addressed this stipulation later on in the meeting.*
11. That the area of the 3-1 slopes be reviewed so that provisions can be made for people to walk around the buildings; *Mr. Millette reported that the grades have been adjusted so as to allow for people to walk around the corners of the buildings before encountering the 3-1 slopes. Mr. Millette further noted that a water meter building has been added at the back corner of the first building. The domestic water main will enter that building and be meter processed.*
12. That proposed easements be submitted for review by the City Attorney as to content and form; *Mr. Millette reported that the easements are being taken care of by Attorney Pelech. Mr. Millette further offered that there would be a 50' landscaped buffer easement for a fully landscaped berm that meets the screening section of the ordinance. Furthermore, a 50' right-of-way will be granted and will be shown on the easement plan for a future roadway. The roadway will not be constructed at this time but such construction will be reserved for the future.*
13. That a notation be added to the site plan that all trash pick up will be private; and, *Note 3 on sheet 2 addresses this stipulation.*
14. That the site plan be reviewed by the Traffic/Safety Committee. *This application is on the schedule for the October Traffic/Safety Committee meeting.*

Discussion ensued between Messrs. Cravens and Millette regarding the reduction of the domestic water line as it enters the building, the need for an additional gate valve, and access to the meter building. Steve Achilles, as well, spoke to access to the sprinkler connection for building #1. Mr. Millette reminded the Committee that the proposal is for a gated community with the gates being siren activated for emergency vehicles.

Mr. Desfosses discussed the construction entrances and the proposed lighting. Mr. Millette submitted a photometric showing the cones of illumination for the record. Mr. Desfosses asked that Mr. Millette look at sliding building #5 to the northeast slightly in order to protect a stand of very large pines. Mr. Millette explained that there is a drainage easement in that area as well.

Mr. Burke asked the applicant's traffic engineer, Steve Pernaw, for evidence that there is a safe stopping distance on Lang Road. Mr. Pernaw submitted photos to that effect. Mr. Burke asked that calculations by a traffic engineer be submitted for the Traffic/Safety Committee.

Mr. Pernaw then addressed the Committee and referred to his memo of September 25 and spoke to the further investigation of accident reports. He stated that there were 161 accidents altogether from late December, 1999 to this month (September, 2003) taking into consideration a 300' diameter circle. On Route 1, there were 146 accidents. Seventy-four per cent were two vehicle, dry pavement, property damage only accidents. There was, however, one fatal accident at the Heritage traffic signal. Mr. Pernaw reported that the record was sealed for that accident. He went on to state that the predominant accident type is rear end adding that the injury rate is very low.

Mr. Holden inquired if the number of accidents was high for this type of corridor. Mr. Pernaw felt that it was an average number based on the traffic volume. Mr. Burke concurred pointing out that there is a lot of stop 'n go traffic and the corridor is over capacity.

With regard to the interconnection of signals, Mr. Pernaw reported that the signals are on a time based coordination.

The Chair made a call for speakers. George Savramis of Lang Road addressed the Committee and reminded them that he had spoken in favor of the project at a previous meeting. He did, however, reiterate his feeling that a stop light was needed at Lang and Lafayette. He went on to give several scenarios; such as, on occasion there is a line of cars on Lang Road waiting to turn onto Lafayette Road thus shutting off the exit at the Gibbs gas station. He also spoke to the long queuing line for vehicles on Lafayette Road heading south and wanting to turn left onto Lang Road. The Chair wondered if Lang Road should be right turn only onto Lafayette Road.

There being no further speakers, the Chair declared the Public Hearing closed and awaited an action and discussion on the part of the Committee.

#### **DISCUSSION AND DECISION OF THE COMMITTEE:**

Mr. Burke moved to recommend approval of the site plan subject to stipulations. Mr. Sturgis seconded the motion.

Mr. Cravens spoke to the 10" water main extension on Lang Road and the difficulty in flushing out the lines in case of dirty/rusty water. He asked that a hydrant be put in at the end of the main extension to allow for such flushing out. Messrs. Desfosses and Sturgis offered stipulations that are listed below.

The Chair referred to an e-mail that had been sent by Peter Torrey of the School Department who could not be present at the meeting. Mr. Torrey wanted assurances that the access widths are adequate for a school bus. Mr. Millette spoke to a bus shelter at the existing turn around on Longmeadow Road. The Chair offered a stipulation regarding this concern. In answer to an inquiry from the Chair, Mr. Millette anticipated that the first arrival of students at Dondero School would be in the year 2005.

The Chair asked for confirmation that the proposal calls for two bedroom units. Mr. Millette responded that the site plan indicates such as part of the sewerage calculations. The Chair stated that it was his understanding that the applicant is limiting the project to two bedroom units.

The Chair then offered a stipulation on the proposed easement for a 50' right-of-way for future use. He explained that, as a way of background, he had a letter from Attorney Jack McGee in this regard and that the City Attorney had met with Attorney McGee and other principals. The Chair anticipated that the connection would be shown at the next Planning Board meeting adding that construction would not be part of this project but would be done in the future.

Mr. Burke offered a stipulation on the safe stopping distance and complimented Mr. Pernaw on the information that was submitted on the accident data. Mr. Burke went on to state that the NH DOT Traffic Bureau had confirmed that the signals are time based coordinated and that they did not feel that it would be advantageous to install closed loop signalization. Rather, it was felt that appropriate striping at the intersections of Heritage and Lafayette and Ocean and Lafayette extending some turning lanes would be beneficial.

Ms. Tillman spoke to the parking lot at the clubhouse and the proposed hair pin turn. Mr. Millette felt that the proposal met the passenger vehicle turning radius standard.

The Chair commended the efforts of the applicant, the Rockingham Planning Commission and the consultant, VHB with regards to the highway improvements project. He went on to state that the City identified the project in the late 80s. He felt that a future connection to Longmeadow and Ocean Road would be to everyone's benefit.

The motion to recommend approval passed unanimously with the following stipulations:

1. That a detail be added to the site plan regarding the 3" reducer with blow off;
2. That the site plan indicate an additional gate valve on the fire line where it "Ts" off and goes down Longmeadow to the hydrant between buildings #4 and #5;
3. That the site plan indicate a paved accessway to the meter building to ensure that municipal employees can enter the building with a note added to the site plan that the area will be kept clear of snow;
4. That the site plan indicate a paved accessway to building #1 for Fire Department personnel;
5. That a note be added to the site plan that indicates construction entrances off both Lang and Longmeadow Roads;
6. That building #5 be slid slightly to the northeast (10', if possible) in order to protect a stand of very large pine trees;
7. That the applicant's engineer meet with David Desfosses, Engineering Technician with the Public Works Department, and David Allen, Deputy Public Works Director, on minor drainage issues;
8. That the safe stopping distance to the Lang Road driveway be calculated by a traffic engineer for submittal to the Traffic/Safety Committee (especially looking left);
9. That the site plan indicate a fire hydrant on Lang Road beyond the last connection to this project and that the elimination of any hydrant be subject to review by the Fire Department;
10. That the emergency generator be programmed so that it is exercised once a week;
11. That the lighting plan indicate lights on Long meadow Road extension;
12. That the site plan indicate a very solid barrier to protect the stand of large pine trees during the construction process;

- 13. That an adequate radius at the end of Longmeadow be indicated on the site plan to ensure turning maneuverability for a school bus and that John Burke, the City’s Parking and Transportation Engineer, and representatives from COAST and the School Department review the design of the radius prior to the Traffic/Safety Committee meeting;
- 14. That the site plan indicate that the applicant is limiting the project to no more than two bedrooms per unit;
- 15. That the applicant, the abutting property owner and the City continue a process to identify a 50’ right-of-way for use as a future connection between Longmeadow and Lang Roads and that such a process be in a recordable format and reviewed by John Burke, the City’s Parking and Transportation Engineer, David Desfosses, Engineering Technician with the Public Works Department, and David Holden, Planning Director;
- 16. That the applicant shall complete pavement marking modifications on Lafayette Road between the intersections of Lafayette and Heritage and Ocean and Lafayette per the City’s Public Works Department and NH DOT;
- 17. That the landscaping plan is subject to review by Lucy Tillman of the Planning Department; and,
- 18. That the specifications for the concrete sidewalks comply with the City’s specifications.

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**II. PUBLIC HEARINGS**

A. The application of **Brian Whitworth** for property located at **86 Islington Street** wherein site plan approval is requested for the construction of the following in conjunction with the conversion of an existing eleven room rooming house to 6 one bedroom condominium units: a 42” x 42” handicap lift, a 7’ x 22’ ± three-story rear addition and three decks with new stairs and stair tower with associated site improvements. An existing 13’ x 6’ addition will be removed. Said property is shown on Assessor Plan 126 as Lot 25 and lies within Central Business B and Historic A districts.

The Chair read the notice into the record.

**SPEAKING TO THE APPLICATION:**

Brian Whitworth addressed the Committee and spoke to the proposed conversion of an existing eleven room rooming house to six (6) one bedroom condominium units. Mr. Whitworth explained that he has appeared before the Board of Adjustment and the Historic District Commission. The proposal calls for a small addition on the back and the removal of some rear decks and stairways. All windows will be replaced. The vinyl siding will be replaced with clapboards. A sprinkler system will be brought in with a 4” line. A new 2” domestic water line will be installed. The existing sewer goes out back. Mr. Whitworth reported that the City is unclear as to the exact location of the sewer line. Utilities will be underground. Three types of fencing will be removed and 1” of asphalt will be applied just to clean the site up. Lighting will be located on the fence post and on the back of the building. Mr. Whitworth stated that the lighting would be “subtle” taking into consideration the neighbors to the rear.

The Chair inquired as to drainage. Mr. Whitworth explained that the runoff flows away from the building to the rear of the site. He pointed out that green space would be increased for snow

piling and drainage purposes. He added that the present owner of the property had never seen puddling and the engineer who prepared the site plan had no questions about it.

The Chair made three calls for speakers. There being none, the Chair declared the Public Hearing closed.

**DISCUSSION AND DECISION OF THE COMMITTEE:**

Mr. Desfosses moved to recommend approval of the site plan. The motion was seconded. Mr. Cravens inquired if there would be an irrigation system with the reply from Mr. Whitworth being in the negative.

Ms. Tillman inquired, for the record, if the gas meters would be located in the back of the building with Mr. Whitworth replying, "That is correct". Mr. Whitworth added that the location (of the gas meters) had been approved by the Historic District Commission and the gas company.

Discussion then ensued on the driveway to the rear of the property. The question was asked if the driveway was shared with the response from Mr. Whitworth being in the negative. The question was then asked if there would be adequate access/egress to the lot entirely on the lot in question with Mr. Whitworth replying in the affirmative.

The Chair stated that his only concern with the project was drainage. Mr. Desfosses eased the Chair's concern by pointing out that the grade would not change and green space was being added.

The motion to recommend approval passed unanimously with the following stipulations:

1. That the water line be installed in accordance with the City's Water Division standards;
2. That the landscaping plan be reviewed by Lucy Tillman of the Planning Department; and,
3. That the condition of the asphalt sidewalk in front of the property in question be inspected by David Desfosses, Engineering Technician with the Public Works Department, and John Burke, the City's Parking and Transportation Engineer, and that if it is deemed appropriate, the asphalt sidewalk will be replaced with a concrete sidewalk in accordance with City standards.

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**ADJOURNMENT** was had at approximately 3:15 p.m.

These minutes were taken and transcribed by Barbara B. Driscoll, Administrative Assistant in the Planning Department.