

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

2:00 PM

APRIL 7, 2009

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Deborah Finnigan, Traffic Engineer; Peter Britz, Environmental Planner; Steve Griswold, Deputy Fire Chief, and Len DiSesa, Deputy Police Chief;

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **Orchard Park Owner's Association, Owner**, for property located at **875 Greenland Road**, wherein Amended Site Review approval is requested for parking lot rehabilitation, new sidewalks, new lighting, and landscape improvements, with related paving, utilities, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 12 and lies within the Office Research District;

The Chair read the notice into the record.

Mr. Finnigan made a motion to take the application off of the table. Deputy Fire Chief Griswold seconded the motion.

SPEAKING TO THE APPLICATION:

Gregg Mikolaities, of Appledore Engineering, was present along with Patrick Crimmins and Michael Kane. They appeared last Tuesday at TAC which resulted in 10 stipulations. They handed out revised site plans and a stipulation summary.

Mr. Mikolaities stated that this is a paving project and he added that note to the Site Plans for the contractor. He then reviewed the stipulations:

- 1) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the Applicant for review and approval by the City, prior to the issuance of a building permit;

Note #14 has been added to the Site Plan.

- 2) That a crosswalk from the sidewalk to the building shall be added to the Site Plan;

On Sheet C-3 they added two crosswalks. They went out to the site and when they completed the field survey the sidewalks were covered with snow. The revised Site Plan

shows the existing sidewalks and existing crosswalk. They also eliminated note about tip downs as they tie into the curb.

- 3) That a motorcycle parking pad shall be added to the Site Plan;

A motorcycle parking pad was added to Sheet C-3 on the east side of the building and is central to all three buildings and central to the sidewalks.

- 4) That the spigot in the middle of the courtyard shall be identified and shown where it goes;

Note 10 was added to the Grading & Erosion Control Plan for the contractor to locate it. They don't know the answer is either so they asked that the contractor to locate it and the location will be added to the as-built plans.

- 5) That all service shut offs and gate boxes that are not shown on the Site Plan shall be located and raised to finished grade and any gate or service boxes that are not shown shall be dug up and replaced;

The note on the Grading & Erosion Control Plan was revised to satisfy this stipulation and they will also be added to the as-built plans;

- 6) That as-builts shall be provided to DPW at the completion of the project for the Water Department and the GIS Department;

Note 13 was added to the Site Plan and Note 7 was added to the Grading & Erosion Control Plan.

- 7) That light poles shall be no higher than 20' and no bulbs shall be brighter than 250;

They have reduced light poles to 20' and lighting 250 watts. Mr. Desfosses had a comment on moving a couple poles which they will do. The Photometrix Plan now shows all 20' poles.

- 8) That the applicant shall review the infiltration and drainage and report back to DPW on Monday, April 6th;

They had a long discussion about this late last week. They looked at what they could do to get infiltration and treatment. They are adding hoods. Mr. Holden suggested that their finding is that the hoods are going to provide a substantial public benefit which outweighs the need for subsurface drainage.

- 9) That drainage hoods (Clean Stream Technology) shall be added to the Site Plan;

They have agreed to add drainage hoods.

- 10) That all handicapped parking spaces shall be moved closest to the entrance;

Accessible spaces shown on the Site Plan have been relocated to the closest entrance.

Mr. Allen spoke about infiltration. He asked if there was curbing along the outside edge of the parking area? Mr. Mikolaities indicated there was on some sides but not all. This started out as a simple paving project and it has evolved. Mr. Holden corrected him and stated that this was not a simple paving project as they were picking it all up and replacing it and the Committee is trying to find a medium ground. Mr. Mikolaities explained that is why they are here, for modifications to their site

plan. Mr. Allen indicated that he talked to Peter Britz about the issue of alteration of terrain regulations and their methodology on this project keeps them out of Alteration of Terrain permit issues. If they changed the drainage they would have to apply for the permits. Mr. Britz's concern was that they have various water quality regulations coming to the City and how are they going to get applicants to do infiltration? He felt that the hoods are a good step. If it was a full site review project with a new building they would be going a lot more infiltration and it is a good site for it. Mr. Mikolaities felt that there will be a substantial benefit to that portion of the City. He asked where do they spend their money – in the landscaping, new sidewalks and curbing or do they spend it on infiltration? That is a tough call. Mr. Allen stated they are struggling as a Department and as a Municipality in that they have coming down on them MS4 requirements that they, as an advisory Board, have to recognize that they are treading in a grey area and in a lot of cases there would be a requirement to do more on this and they want the Planning Board to be aware of that. Mr. Mikolaities felt that, in the bigger picture, with the new AOT regulations, there isn't going to be any more development in this economic climate. No one was paying attention last year when the regulations got passed because no one was doing development and everyone was focusing on the shoreland. The AOT regulations are now out there but no one is building anything so they don't know what the implications are. They are still permitting things and they are adding about \$100,000 per acre to construction costs and it is just insanity. Mr. Holden indicated that they are required to follow the regulations and hopefully the agencies and groups will work and change the regulations. Mr. Mikolaities felt they are going to have to because there won't be a need for a Planning Board as no one will be able to afford to build at \$100,000 an acre extra on top of the \$250,000 it costs.

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

DISCUSSION AND DECISION OF THE COMMITTEE:

Ms. Finnigan asked if they would require a building permit? Mr. Holden confirmed that a building permit would be required.

Mr. Allen made a motion to approve with stipulations. Ms. Finnigan seconded the motion.

Mr. Allen felt they seemed to have addressed everything and he again reiterated that the grey area is that it would be desirable to add more infiltration to the project but he doesn't think the regulations currently trigger the necessity of that at this time although it would be desirable. He made the motion and will vote in favor of it. Mr. Holden stated that he will support the motion as it is not based on the finances of the project.

Ms. Finnigan asked that Stipulation #1 regarding the CMMP remain as a stipulation.

Mr. Desfosses indicated that stipulation #8 can be eliminated.

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

- 1) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the Applicant for review and approval by the City, prior to the issuance of a building permit;
- 2) That a crosswalk from the sidewalk to the building shall be added to the Site Plan;
- 3) That a motorcycle parking pad shall be added to the Site Plan;
- 4) That the spigot in the middle of the courtyard shall be identified and shown where it goes;
- 5) That all service shut offs and gate boxes that are not shown on the Site Plan shall be located and raised to finished grade and any gate or service boxes that are not shown shall be dug up and replaced;

- 6) That as-builts shall be provided to DPW at the completion of the project for the Water Department and the GIS Department;
- 7) That light poles shall be no higher than 20' and no bulbs shall be brighter than 250;
- 8) That drainage hoods (Clean Stream Technology) shall be added to the Site Plan;
- 9) That all handicapped parking spaces shall be moved closest to the entrance;

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II. ADJOURNMENT was had at approximately 2:25 pm.

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Respectfully submitted,

Jane M. Shouse
Administrative Assistant