

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

2:00 PM

SEPTEMBER 1, 2009

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

MEMBERS PRESENT: Rick Taintor, Director, Planning Department, Chairman; David Desfosses, Engineering Technician; Deborah Finnigan, Traffic Engineer; Peter Britz, Environmental Planner; Steve Griswold, Deputy Chief, Fire Department and Stephen Dubois, Deputy Police Chief

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I. OLD BUSINESS

A. The application of **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, requesting Site Review approval to construct one 5-story 11,995 ± s.f. (footprint) mixed use building, which includes 28 residential units and 10,100 ± s.f. of retail space, after demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lot 33 and lies within the Historic District A and Central Business B Districts. (This application was referred by the Planning Board at their August 20, 2009 Meeting.)

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

John Chagnon, of Ambit Engineering, appeared for the applicant and displayed his revised Site Plan. This project was approved by TAC and sent to the Planning Board however they made changes to the Site Plan to address some concerns that had been expressed by the Boards and the neighbors. The major change was that the back building has been eliminated and replaced with a surface parking lot and the underground parking garage has been eliminated. The front building is the exact same as the previous plan. Parker Street remains two-way and the entrance to the proposed parking area is off Parker Street. The brick sidewalk in the back of the building connects to the building and to a stairway to connect to Tanner Street. They made changes to landscaping as a result. They carried the same motif on Tanner Street and copied it around the parking area. On the north side of the parking area they have identified some ginko trees and bushes that will grow quickly in the spring to shade the vehicle headlights but will survive the winter. Lighting in the parking area will be 12' dark-sky friendly downward-pointing lighting on the north side and building-mounted 8' high dark-sky fixtures on the south side. They revised the grading to catch water from the parking lot and are proposing a stormwater treatment system so runoff will be directed to a stormwater quality unit, by ADS, with two chambers. One chamber removes solids and one captures floating materials. That will clean stormwater runoff before discharging into the City system.

Mr. Chagnon felt that this plan goes a long way towards addressing concerns of the neighborhood regarding parking and circulation of traffic by the reduction of the size of the project and the addition of parking spaces. They have made changes to the parking calculations and, based on the City's current Zoning Ordinance, they will end up with a parking credit and they will not be required to pay a parking impact fee. That is shown on Sheet C-2 as Note 1. The baseline will be reduced from 90 to 61 parking spaces.

Mr. Chagnon indicated that they want to add a pavement detail for the parking area to the Site Plan, which was an oversight as the original plan set did not have a parking area. They also had a question regarding the existing sewer and asked if that should be filled with flowable fill or should it be removed.

Mr. Chagnon indicated that Mr. Kelm apologized for not being available today but Mr. Kelm was under the impression, from previous discussions, that the sidewalks on Tanner Street, Tanner Court and Parker Street would have a minimum width of 3' but they currently show 4'. They would like to reduce the sidewalks to 3' on Tanner Court and Tanner Street but Parker Street should remain at 4' from Islington to the edge of the parking lot. Mr. Chagnon stated they were looking for feedback from the Committee and that this would help reduce the overall site cost of the units.

Mr. Taintor asked for questions or comments from the Committee members. Mr. Desfosses stated that the sewer should be filled with flowable fill after the completion of the new sewer. He also indicated that 3' is the absolute minimum sidewalk width required by the ADA but they had struck an agreement between the minimum 3' and the City standard of 5' and everyone agreed that the 4' would be a reasonable width so there would be enough room for a wheelchair.

The Chair asked if there was anyone wishing to speak to, for or against the application.

Ronald Burkey, 30 Parker Street. He asked if there was any further discussion about the direction of traffic on Parker Street and whether it will be one way or two way? Mr. Taintor confirmed that the proposed plan is for Parker Street to be two way.

Jeannette Bonhan, 72 Islington Street. She is President of the Condominium Association at 72 Islington Street and she was speaking on behalf of the condo owners. She has appeared at previous meetings to voice their concerns which, in general, are about the number of condominiums being built within less than 1/8 of a square mile from their condos with hardly any parking being provided. She referred to recently approved projects at 198 Islington Street, 40 Bridge Street as well as Portwalk. She felt there was a double standard in the City of Portsmouth. The City is removing parking spaces for bumpouts to the Islington Street Corridor Project yet they are adding 50+ condominiums with inadequate parking spaces. The first two phases of the Portwalk project do not deal with parking either. They also have concerns about a 2-way street where 50' away you are unable to make a left onto Islington from Bridge Street. She can barely get out of her driveway on a Friday night so her concern is about the already congested Islington Street. They are also concerned with issues regarding water pressure and their antiquated pipes. Her condo has five units and 7 cars and one owner doesn't even own a car. The parking does not make sense to her and she does not understand where the math is coming.

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

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Taintor read the following stipulations which had been collected at the Pre-TAC meeting that morning:

- 1) The retaining wall at the northeast corner of the parking lot shall be subject to approval by the Department of Public Works.
- 2) The Proposed Sight Distance Plan (Sheet S1) shall show a fog line defining a twelve-foot travel lane between Bridge Street and Tanner Street, and Note 7 on the Layout Plan (Sheet C2) shall be revised to refer to Sheet S1.

- 3) The Utility & Grading plan (Sheet C5) shall indicate changes in curb reveal for the sidewalk tip-downs at the intersection of Tanner Street and Tanner Court and at the entrance to the parking lot.
- 4) The curb line on the south side of the parking lot entrance shall be modified to show a 3'± radius adjacent to the parking space.
- 5) The curb extensions on Islington Street shall be modified so that the curb is 16 feet from the centerline of Islington Street.
- 6) Any new utility poles, relocated poles, or facilities associated with poles shall be subject to approval by Department of Public Works in conjunction with PSNH.
- 7) The proposed traffic pattern on Parker Street shall be subject to approval by the City Council.
- 8) The proposed easements and fee transfers shall be subject to approval by the Planning Department and Legal Department.
- 9) The revised Site Plans are subject to approval by the Historic District Commission.
- 10) A Construction Management and Mitigation Plan shall be prepared by the Applicant and reviewed and approved by the City, prior to the issuance of a building permit.

Ms. Finnigan indicated that the lighting schedule on Sheet C2 should be revised to make it clear that all lights are dark sky friendly. Mr. Chagnon stated he would change Note 2 to say that all proposed exterior lighting shall be dark sky friendly.

Ms. Finnigan referred to proposed Stipulation #2 and suggested that it should read: "That there will be a 4" solid white edge line starting at 1' off the curb at Bridge Street and 4' off the first bump out traveling westbound at Tanner Street." It was agreed that proposed stipulation #5 would go before #2 to make more sense.

Ms. Finnigan requested a stop line on Parker Street.

Mr. Desfosses stated that the paving detail and the filling of the sewer need to be shown on the Site Plan.

Deputy Fire Chief Griswold made a motion to recommend approval with stipulations. Mr. Britz seconded the motion. There were 10 proposed stipulations plus four new which addressed lighting, pavement detail, stop bar and filling the sewer.

Ms. Finnigan abstained from voting as she was not present for most of the hearings.

The motion passed unanimously with the following stipulations:

- 1) The curb extensions on Islington Street shall be modified so that the curb is 16 feet from the centerline of Islington Street.
- 2) The Proposed Sight Distance Plan (Sheet S1) shall show a 4" solid white edge line between Bridge Street and Tanner Street, starting at 1 foot off the curb at Bridge Street and projected to a point 4 feet off the curb extension at Tanner Street, and Note 7 on the Layout Plan (Sheet C2) shall be revised to refer to Sheet S1.
- 3) On the Layout Plan (Sheet C2), the Lighting Schedule shall be revised as follows:
 - (a) Delete "***" from the last row of the table and delete the footnote "*** Dark Sky Friendly."

(b) In Note 2, delete the words “surface mounted” so that the note reads, “All proposed exterior lighting shall be dark sky friendly and shall not illuminate beyond nearest side of streets.”

- 4) The curb line on the south side of the parking lot entrance shall be modified to show a 3-foot radius adjacent to the parking space.
- 5) The plans shall include a pavement detail (cross-section) for the parking lot.
- 6) The Utility & Grading plan (Sheet C5) shall indicate changes in curb reveal for the sidewalk tip-downs at the intersection of Tanner Street and Tanner Court and at the entrance to the parking lot.
- 7) The plans shall show a stop bar on Parker Street at the intersection with Islington Street.
- 8) A note shall be added to the plans stating that the sewer to be abandoned shall be filled with flowable fill after completion of the new sewer.
- 9) The final design of the retaining wall at the northeast corner of the parking lot shall be subject to approval by the Department of Public Works.
- 10) Any new utility poles, relocated poles, or facilities associated with poles shall be subject to approval by Department of Public Works in conjunction with PSNH.
- 11) The proposed traffic pattern on Parker Street shall be subject to approval by the City Council.
- 12) The proposed easements and fee transfers shall be subject to approval by the Planning Department and Legal Department.
- 13) The revised Site Plans are subject to approval by the Historic District Commission.
- 14) A Construction Management and Mitigation Plan shall be prepared by the Applicant and reviewed and approved by the City, prior to the issuance of a building permit.

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

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Respectfully submitted,

Jane M. Shouse
Administrative Assistant