

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

2:00 PM

APRIL 30, 2013

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

MEMBERS PRESENT: Rick Taintor, Planning Director; Peter Rice, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Carl Roediger, Deputy Fire Chief;

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I. OLD BUSINESS

A. The application of **Cumberland Farms, Inc., Owner**, for property located at **1475 Lafayette Road**, requesting Site Plan Approval to demolish the existing building and gas dispensers and construct a new 4,513 s.f. convenience store, new canopy and four gas dispensers, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 251 as Lot 124 and lies within the Gateway District. (This application was postponed at the April 2, 2013 TAC meeting.)

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Scott Boucier, of Dubois & King, appeared before the Committee asking for approval for a convenience store and gas station for Cumberland Farms. Mr. Boucier stated that the plans before the Committee are a result of several reviews with the Committee. They propose to demolish the existing building and rebuild a new gas station and convenience store with new lights, parking and streetscape improvements. They are looking a curbcuts off of Lafayette Road and two curbcuts off of Elwyn Road, one of which would be a right in only and the other being a full right in/right out. They have received variances from the BOA for setbacks in the rear of the property with a stipulation that they maintain the existing vegetation in the rear for the abutting residential homes.

Mr. Desfosses assumed they will require a number of easements with DOT and the City. Giles Ham, of Vanesse and Associates, confirmed there will be easements at the corner of Route 1 and Elwyn Road and during the design phase they will work with the City as well as DOT. They will relocate the mast arm and some pedestrian poles as well. Mr. Desfosses asked if moving the handicapped ramp will affect the walk light timing. Mr. Ham stated they would be looking at that.

Mr. Taintir asked about the easements. The plan shows the easement down Elwyn Road going back 5' from the edge of the sidewalk for City maintenance and going across the front of the site for DOT. The easement will need to be defined with metes and bounds prior to any work on the project obviously. They talked at the work session about the location of the pylon sign adjacent to the mast arm. It appears they have determined that they can't move it anyplace else. Mr. Boucier confirmed

they reviewed where along Lafayette they could move it and stay within the City regulations and it was not feasible other than where it is shown right now. Mr. Taintor asked if the issue is that it cannot be within the 12' easement to the DOT and there is not enough room between the edge of the easement and the edge of their proposed travel lane to do that. He asked if the 24' is required for the travel lane per City regulations. Mr. Boucier did not believe it was a City requirement but rather it was standard practice with Cumberland Farms so that they can have dual access along the front of the canopy and the fuel pumps. Mr. Taintor noted they are only short a couple of feet for that sign. Mr. Britz felt that the sign will not be seen because of the trees. The maples will block the view. Mr. Taintor asked what the purpose of the DOT easement was. Mr. Desfosses stated it was for future road widening. It has been DOT's policy for 20 years to take an easement along the front of lots on Route 1. This road section is actually fully built with exception for a right turn lane and travel movements don't support that. Therefore, Mr. Desfosses did not think DOT would go forward with that and therefore would not be taking the easement in the near future.

Mr. Taintor noted on the back where they added the tipdown to go to the parking spaces they don't end at the curb. Mr. Boucier stated they will have a ¼" reveal of the curbing around the tipdowns in the back of the building. Mr. Taintor wondered if that should be shown as a detail. Mr. Desfosses asked if they were using two different types of curb. Mr. Boucier indicated they have within the right of way a vertical granite curb and on site it is sloped. Mr. Desfosses felt they would want to start their slope curb after the walkway anyways. He asked Mr. Boucier to make some notes and add them to the final plan.

Mr. Taintor asked about the monitoring wells which are existing but not shown on the site plans. Mr. Boucier responded that the Demolition Plan showed them as protected so they should be shown on the site plan. Mr. Desfosses asked for a note to set them to grade. He further stated that a condition of approval will be that the 10" ductal iron drainpipe going across Elwyn Road shall be video taped for review by DPW and if the drainpipe needs to be replaced the applicant shall be responsible for that work. They shall coordinate with DPW on both the video inspection and the replacement.

Deputy Fire Chief Roediger wondered, with all of the discussion of the pylon sign out front, whether they would be better served by taking that signage and embedding it in the front edge of the canopy. Mr. Boucier indicated they will look at that as an alternative. Mr. Cracknell noted two signs on each end of the canopy and nothing along the front so the question would be whether they could add a third in replacement of the pylon sign. Mr. Taintor believed this all relates to the landscaping but the canopy only goes to 18' high and there will be a row of maple trees in front of it so he doesn't know what the value of the canopy sign would be. That will be up to the applicant.

FX Bruton, Attorney for the Applicant, stated it was their preference to have the pylon sign. Mr. Taintor clarified that they are only pointing out that the sign may be invisible to northbound traffic. Attorney Bruton reiterated that it was very important for them to have it and they have received a variance for the sign in back for the bank. Mr. Taintor pointed out that the City will be very serious about maintaining the trees and the trees take priority over the sign.

Mr. Taintor referred to the Utility Plan, Sheet G7, and noted that they added the pipes from the grease trap into the building and added a detail but he didn't see anything about a clean out. Mr. Sheehan confirmed it was on the plan.

Mr. Taintor also mentioned, for the record, that they have signs on the site plan but Site Plan approval does not extend the signs and that would be a separate approval process in terms of the actual size of the signs and lettering.

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 for this matter.

DISCUSSION AND DECISION OF THE COMMITTEE

Mr. Desfosses made a motion to recommend Site Plan approval with stipulations. Mr. Britz seconded the motion.

Mr. Desfosses requested a stipulation on the drain pipe being video'd as discussed earlier. Mr. Rice requested that the monitoring wells be called out and shown at grade. Mr. Sheehan mentioned that one is getting demolished by the new tank.

Mr. Desfosses asked if they needed to put in any language about the trees or is that covered under the Site Review Agreement. Mr. Taintor confirmed it is covered by the Site Review Agreement.

Mr. Taintor requested a stipulation regarding the tipdowns at the back of the site. Also, that a recommendation of approval is the execution of the easements along both street frontages prior to occupancy.

Mr. Desfosses asked what the sidewalk material was in the right-of-ways. Mr. Boucier stated it was concrete.

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

1. The 10” ductile iron drainpipe running across Elwyn Road shall be video taped for review by DPW and, if the drainpipe needs to be replaced, the applicant shall coordinate with DPW and complete all work associated with this replacement.
2. The monitoring wells remaining on the lot shall be called out and raised to grade.
3. A detail shall be provided showing the changes to the tipdowns at the back of the site.
4. All easements for the land running along Lafayette Road and Elwyn Road shall be prepared for review and approval by the City Legal Department and recorded prior the issuance of a Certificate of Occupancy.

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II. NEW BUSINESS

A. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Site Plan Approval to construct a 4-story 27,000 ± (footprint) mixed use building with commercial use on the 1st floor, 70 residential units on the 2nd – 4th floors and parking spaces on the ground floor level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

Deputy Fire Chief Roediger made a motion to postpone. Mr. Britz seconded the motion.

The motion to postpone this matter to the June 4, 2013 TAC meeting passed unanimously.

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

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Respectfully submitted,

Jane M. Shouse
Administrative Assistant