

MINUTES

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

AUGUST 2, 2016

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

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Ray Pezzullo, Assistant City Engineer; Carl Roediger, Fire Department; Robert Marsilia, Chief Building Inspector

**MEMBERS ABSENT:** Jessa Berna, Planner; Frank Warchol, Police Department

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**I. OLD BUSINESS**

A. The application of **Five Hundred Five Lafayette Road, LLC, Owner, and Lens Doctors, Applicant**, for property located at **605 Lafayette Road**, requesting Site Plan Approval for the demolition of the existing building and the construction of a proposed 2-story office building, with a footprint of 7,000 ± s.f. and gross floor area of 14,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 229 as Lot 9 and lies within the Gateway (G) District. (This application was postponed at the July 12, 2016 TAC Meeting).

The Chair read the notice into the record.

Mr. Roediger made a motion to postpone until the August 30, 2016 TAC meeting, seconded by Mr. Britz. The motion passed unanimously.

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B. The application of **J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval to re-develop the parking lot for improved site and drive-thru circulation, revised parking layout, new trash enclosure, drainage improvements and stormwater management, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 244 as Lot 2 and lies within the Gateway (G) District. (This application was postponed at the July 12, 2016 TAC Meeting).

The Chair read the notice into the record.

Mr. Eby made a motion to postpone until the October 4, 2016 TAC meeting, seconded by Mr. Roediger. The motion passed unanimously.  
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## II. NEW BUSINESS

A. The application of **Seacoast Trust, LLP, Owner, and Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

The Chair read the notice into the record.

### SPEAKING TO THE APPLICATION

#### Corey Belden, Altus Engineering

Mr. Belden's presentation included the following statements:

- The proposed plan covers approximately 17,000 s.f. to construct a 30-unit residential building at 150 Route 1 By-Pass. The project would reduce impervious payment by more than 14,000 s.f., which does not account for an additional 780 s.f. resulting from last week's workshop revision.
- The underground parking garage consists of 44 spaces and 11 spaces located external to the garage. The plan was revised to include an island and remove 6 parking spaces, which brings the total number of spaces to the allowable amount.
- Three rain gardens are proposed, which would reduce the impervious area by 15,000 s.f. They would divert runoff from the parking area and discharge towards a 36" existing culvert that crosses the By-Pass. The drainage study indicates reduced peak flows at 2, 10, and 55 years based on the reduction in impervious surface and rain garden treatments.
- The letter submitted with the revised plans addresses comments made in the last workshop as follows:
  - No major concerns were determined regarding the existing gas line from Hillside Drive since it was identified as high capacity and only 1.25" of line is required to service the building.
  - A note was included to indicate the firearm panel connection for radial strength testing.
  - The sewer pump system calculations were provided to Mr. Pezzullo.
  - A proposed 3" line would replace the existing line on site through easement. It was unsure if the connection into the manhole from 3" to 4" would require a reducer-enlarger.
  - The depiction for the type of trees (oak and blue spruce) that would be retained in the front of the property was included in the demolition and site plans.
  - The wetland notes were revised to read the accurate reading of total wetland impact, which resulted in a 55 s.f. decrease.
  - The green statement was updated to incorporate the parking calculations.
  - It was requested that TAC provide guidance on the access along Middle Road for the proposed widened shoulder on Spinney Road for pedestrian access.

Ms. Walker noted the preference for a 6-foot wide paved shoulder down to Spinney Road and proposed crosswalk to serve as a future bike lane that would connect to other facilities. The fear with an 8-foot wide shoulder is it could potentially become a parking lane, thus, impose issues for enforcement. Pedestrians would likely access through the existing sidewalk on the other side. Ms.

Walker explained to Mr. Desfosses that the crosswalk should connect closer to South Street past the intersection.

Mr. Belden raised various concerns for ground water cutting into the water table and his reasoning for determining no proposed adverse impact. He indicated that to keep the design as is, there will need to be an analysis conducted of ground water system to support the design. Foundation drains could help to mitigate the issue of groundwater in the foundation of the building. He questioned where the existing groundwater travels to and a hydrogeologist will review the site to address the concerns raised by the committee and staff.

Mr. Belden responded to Mr. Marsilia that the fuel source for the generator is natural gas. He added that it is sourced from Hillside Drive and will be depicted in the plan. Mr. Marsilia noted that oil containment will be necessary for that generator.

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

**DISCUSSION AND DECISION OF THE BOARD**

Mr. Pezzullo thought the ground water continues to be an issue. Lowering the grade at the rain gardens by at least 6 feet below existing grade will impede the existing groundwater table by the wetlands. No investigation of those wetlands has been conducted. Also, the perimeter drain is proposed feed into the existing drainage system, which may lower the water table of the site. Further analysis is required to determine the viability of the wetlands with the proposed site.

Ms. Walker thought a concern for DPW is to confirm the feasibility. Mr. Belden described the information that has been provided to date and speculated expectations for the groundwater, soils, and water flow. Mr. Desfosses stated a stamped report is required and the drainage report must verify that the amount of flow does not increase.

Mr. Desfosses made a motion to postpone Site Plan approval until the August 30, 2016 meeting, seconded by Mr. Pezzullo. The motion passed unanimously.

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**III. ADJOURNMENT**

A motion to adjourn at 2:31 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Marissa Day  
Acting Secretary for the Technical Advisory Committee