

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

September 6, 2022

MINUTES

MEMBERS PRESENT:

Peter Stith, Chairperson, Principle Planner; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Shanti Wolph, Chief Building Inspector; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner;; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer

MEMBERS ABSENT:

None.

**ADDITIONAL STAFF
PRESENT:**

Beverly Zendt, Planning Director; Kate Homet, Planning Department; Stefanie Casella, Planner (via Zoom)

2:00 PM

September 6, 2022

I. APPROVAL OF MINUTES

- A. Approval of minutes from the August 2, 2022 Site Plan Review Technical Advisory Committee Meeting.

The August 2 minutes were **approved** as presented.

II. OLD BUSINESS

Chairman Stith stated that Petitions A, D and E (Old Business) were postponed by the applicants.

- A. **REQUEST TO POSTPONE** The application of **Banfield Realty, LLC, (Owner)**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. (LU-20-259)
REQUEST TO POSTPONE

The committee voted to **postpone** consideration to the October Site Plan Review Technical Advisory Committee meeting.

Petitions B and C were addressed together. Chairman Stith read both into the record.

- B.** The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Lot Line Revision Approval to adjust the boundary lines on three lots to create one lot with 18,237 square feet (0.418 acres) of lot area, one lot with 52,651 square feet (1.209 acres) of lot area, and one lot with 19,141 square feet (0.429 acres) of lot area. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, and Map 125 Lot 21 and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

SPEAKING TO THE APPLICATION

Neil Hansen and his team were present on behalf of the applicant. Mr. Hansen reviewed their responses to the staff comments.

1. Replace loading zone that is currently located between buildings to designated loading zone areas along Russell Street and Deer Street. It is suggested these new areas have time limit where they turn into regular parking spaces between the hours of 9 AM and 6 PM.
 - a. Mr. Hansen said they have no issues and proposed to have it signed for loading from 6-9 a.m.
2. Provide clear signage for garage parking and access.
 - a. Mr. Hansen said the rear drive aisle is signed as a private drive and the garage access in the rear is for residents only, so no additional signage is needed.
 - b. He said visitor parking will be on the first-level parking and will be controlled by the valet or the residents. There is no public parking on site.
3. Add cobblestone channeling at intersection of Green and Deer Streets.
 - a. Mr. Hansen said there was no issue, but it's at the intersection of Green and Russell Streets, not Deer Street.
4. Sidewalk shown through the CSX property must have written approval to be shown on plans.
 - a. He said the intent is that all the railroad crossings, markings, and signals will be coordinated with the railroad prior to construction.
 - b. Mr. Hansen said they agree to extend the alignment of the sidewalk on Green Street.
5. Please provide more detail for area around relocated train signal on Maplewood Ave.
 - a. Mr. Hansen said it will be coordinated with the railroad. Building 1 is planned to be the last of the three buildings built, so there will be additional time to coordinate with the railroad as far as signal location. The existing signal has to be moved.
6. Please adjust and recalculate community space to exclude the Sheraton sign.

- a. Mr. Hansen said that revision will be made and it will be decided whether or not the sign should be relocated when the roundabout is constructed.
 7. Please include a 5-ft mountable sidewalk to the building side of the shared path (between buildings and railroad) for designated bike and pedestrian area.
 - a. Mr. Hansen said Comment 47 contradicts this and asks for either striping or pavers, but the preference is to use flush pavers to delineate a separate bike entrance.
 8. On site construction inspection required for everything in the ROW plus drainage.
 - a. Mr. Hansen acknowledged this.
 9. CMMP required.

Mr. Hansen said this is already noted on the plans as site note No. 21.
 10. Confirm building footing is lower than City sewer line near Maplewood.
 - a. Mr. Hansen said the sewer area is very deep and it is assumed that it'll be taken into account when the building foundation is designed.
 11. Construction CB inlet protection on opposite side of Maplewood not required.
 - a. Mr. Hansen said it will be removed.
 12. Sidewalk crossings on train tracks need truncated domes. Provide dome panels for both sides of crossing and replace sidewalk up to sidewalk on Vaughn.
 - a. Mr. Hansen said that revision will be made.
 13. Both mid-block pedestrian crossings across Deer are shown with dual crosswalks. This reduces the amount of parking on Deer St and will require PTS approval.
 - a. Mr. Hansen said they agree with the PTS approval. The plan does have a reduction in parking, and the current count is 7 reduced spaces. He said they retain more of the on-street parking than the prior approval and acknowledge that it will have to be reviewed by the Committee as well. He said they have been showing the two crosswalks in the same configuration and haven't gotten specific comments about it.
 14. The brick sidewalk on Green St will require the addition to, or relocation of, the permitted Green St RR crossing. The sidewalk must continue across the tracks although this area can be asphalt.
 - a. Mr. Hansen said it was discussed in Comment 4.
- Mr. Cracknell said the City wanted to channel the vehicles, and the cobbles will go along the center line. Mr. Eby said if it wasn't raised, it wouldn't be critical to do the cobblestone.
15. City preferred length for on street parking is 22' except for end spaces are usually 18'-20'.
 - a. Mr. Hansen said they can make this revision.
 16. Work northeast of Russell is not to be completed until the roundabout is constructed. City to be granted a temporary construction easement in this park area.

- a. Mr. Hansen said they have no issue with it.
17. Deer St is being narrowed considerably. This change needs further review before comment can be made.
- a. Mr. Hansen said the configuration they've been showing on Deer Street hasn't changed since January and they have received no comments related to Deer Street geometry.
18. Do not plant trees over water lines. Move trees or water main.
- a. Mr. Hansen said they can make that revision.
19. The Deer St drainage system that is being added should be in the road and should enter EDMH5 directly.
- a. Mr. Hansen said they can make that revision.
20. The communication conduit shown in the back alley near Maplewood should be at least 10' from the sewer manhole. Run it on the building side.
- a. Mr. Hansen said this was related to Comment 21.
21. The grease trap in this same location should be as close to the retaining wall as possible so vehicles can go around it during cleanings.
- a. Mr. Hansen said there is no retaining wall in that location. If the desire is to pull the grease traps further away from the electric and communication conduits, they will have to be pulled closer to the building due to the main electrical duct bank. He said they can increase the separation of those grease traps.
22. Do buildings 1 and 3 have basements or underground utility rooms?
- a. Mr. Hansen said Building 1 does not, but Building 3 will have a basement level utility area that will be slightly below the existing grade in the rear but will be mostly exposed due to the grade change.
23. The proposed street light that is on Maplewood near the back driveway is a little too close. Move it up the street 5' or so.
- a. Mr. Hansen said they can make that change.
24. Showing the rest of the conduit for the lighting.
- a. Mr. Hansen said they can add that.
25. Move PDMH6 to the curb line just before the crosswalk and change it to a CB, reuse existing penetration into EDMH7.
- A. Mr. Hansen said they can make that revision.
26. Move PCB2 to the corner, eliminate PDMH14 and run new pipe to EDMH7.
- a. Mr. Hansen said they can make that revision.
27. Eliminate PDMH 11 and run new pipe from CB 5 to EDMH8.

- a. Mr. Hansen said they agree.
28. Capture back driveway runoff as low as possible and direct into PDMH3.
- a. Mr. Hansen said they agree.
29. The back driveway nearest Green St is very flat. How is stormwater being captured?
- a. Mr. Hansen said the way the site is graded, the runoff sheets off the property. The drainage plan now has a detailed description of how they are meeting the City's treatment requirements for redevelopment sites.
30. The grease traps in the driveway to the garage are not located well. They need to be on the sides so that the driveway can still be used during cleaning.
- a. Since they submitted these plans, Mr. Hansen said they located some of the mechanical spaces, and the water service lines for Building 2 will be located up the driveway to access a mechanical room in the rear of the building. He said that area was tight but they would do what they could to keep the grease traps to either side.
- Mr. Desfosses said the City will need to know if a mechanical room is planned for the building on the corner since it won't have a basement.
31. The Russell St water main will need to be relocated out from under the plaza and proposed trees.
- a. Mr. Hansen said this was addressed.
32. Vertical curb shall be 6" width.
- a. Mr. Hansen said the vertical curb detail on the plan shows a 6" wide curb.
33. Bricks shall be tight joints not 'finger tight'.
- a. Mr. Hansen said they can make that change.
34. Cast iron HC panels shall be radiused or rectangular as appropriate and determined by DPW.
- a. Mr. Hansen said the detail on the site plan shows them, and the panel detail is just the rectangular one, so they can add the radius type panel as well to further clarify it.
35. Both sidewalks on Russell shall be brick.
- a. Mr. Hansen said all the sidewalks within the limits of disturbance will be converted to brick.
- Mr. Desfosses said the City wanted that work expanded to the loading dock for the existing hotel.
36. All City streets in the downtown are to be at least 5" of pavement (3.5" of ¾" fine binder 50 gyration, 1.5" of ½" top 50 gyration).
- a. Mr. Hansen said they can revise the detail for that.

37. All materials in the ROW or in public easement areas shall be approved by the City prior to use.
 - a. Mr. Hansen agreed.
38. All new manholes in the ROW, etc. shall be hinged type ERGO XL or CITY approved equal.
 - a. Mr. Hansen said they specified those manhole cover details on C-505.
39. All manholes will have brick inverts.
 - a. Mr. Hansen said their manhole details do specify brick inverts.
40. All catch basins will have CB liners installed (this is currently not shown on the CB F&G blown up detail).
 - a. Mr. Hansen said they have a separate detail for the catch basin liners on C-504, and it's noted that all catch basins within the right-of-way will have a liner.
41. Stormwater maintenance plan required.
 - a. Mr. Hansen said a stormwater O&M plan was submitted.
42. Statement or narrative regarding how the project complies with the City's stormwater regulation.
 - a. Mr. Hansen said the drainage analysis has a description of how they're meeting those requirements and the drainage was peer reviewed by CMA and they had two comments that they will further address.
43. All trees in the ROW shall be approved by Trees and Greenery and confirm with City Arborist that correct planting details are shown. All plantings must conform to City planting details.
 - a. Mr. Hansen said they agree.
44. All planted trees are to be watered for the first 2 full growing seasons.
 - a. Mr. Hansen said they agree.
45. Corner of building one is in City sewer easement. Realign sewer main into Maplewood under the train tracks or move building footprint.
 - a. Mr. Hansen said the realignment of the store is being planned by the City and will be constructed next year. Building 1 will be the last building constructed and they're not sure how the timing will work out.
46. Fair share contribution to construct roundabout based on percentage increase in daily traffic at Market and Russell intersection due to development.
 - a. Mr. Hansen said they agree.
47. Install pavers or striping to delineate pedestrian and bicycle walkway along back alley.
 - a. Mr. Hansen said this was discussed as part of Comment 7 and they have also discussed it internally. They will use some sort of paver delineation to address it.

48. Include turning templates for tractor trailer trucks for Russell and Deer, and Maplewood and Deer.
 - a. Mr. Hansen said they agree.
49. Include close up detail of proposed driveway on Maplewood with all utilities.
 - a. Mr. Hansen said they will add a blow-up on the utility plan of that area.
50. Include railroad crossing design and letter from rail road that they accept design. Provide all necessary railroad approvals.
 - a. Mr. Hansen said they acknowledge that there will be coordination and plan approval needed with the railroad for a number of different things.
51. Install video detection for traffic signal at Maplewood and Deer.
 - a. Mr. Hansen said they will do it prior to construction.
52. Per traffic peer review install raised intersection on Deer Street at Portwalk Place. Add drainage to accommodate.
 - a. Mr. Hansen said they'll do what the City desires but don't agree that making this a raised intersection is the best option. They have designed it to mirror the opposite end of Portwalk and it's been operating without issues, and raising that will require adding drainage structures and conflict with utilities in that area.
53. Include comments and additions based on TEC's traffic memo.
 - a. Mr. Hansen said they agree.
54. Parking Traffic and Safety review and approval, as well as City Council approval, is needed for on-street parking changes.
 - a. Mr. Hansen said this was already discussed.
55. Pre and post blast survey and monitoring needed for sewer line on Deer.
 - a. Mr. Hansen said they agree.
56. All previous TAC comments must still be addressed.
 - a. Mr. Hansen said they have submitted responses to all the previous comments received and to let them know if any comments need further elaboration.
57. Bump outs on other side of Russell are proposed for current bus stop location. Confirm with COAST that this will still work for them, or whether a new bus stop location is needed.
 - a. Mr. Hansen said the existing condition has stops and signage on both sides of the road, but no formal bus stop pull-off or shelter on the Sheraton side, so they're leaving the sign where it is. He noted that if a formal bus stop is needed, it will affect the onstreet parking.
 - b.
58. Is limo parking desired for this project? If not, propose to remove it. Loading zone on Russell is only 20 feet long. It should be at least 60'. Parking, loading and bus stop changes will need approval from PTS and Council.

- a. Mr. Hansen said limo parking space is an existing condition that they are retaining. They'll speak to the hotel to see if it should remain.
 - b. For the 60' loading zones, the intent is to have three consecutive spaces signed for the morning loading window.
59. Loading may be more useful closer to the hotel on Russell, and on Deer near Portwalk Place.
- a. Mr. Hansen said it was the same comment as Comment No. 1.
60. An R5-1 Do Not Enter sign, an R6-1 ONE WAY sign and an EXCEPT BIKES plaque must be on right hand side of road facing Green Street at end of shared rear travelway.
- a. Mr. Hansen said they can move that sign to the right and that they already show an R5-a sign and bike and pedestrian access signs. He said they could add the R6-1 ONE WAY sign and EXCEPT BIKES plaque but thought five signs on the same post seemed like too many. After discussion, he said they would move the signs to the right-hand side and add the EXCEPT BIKES plaque.
61. An EXCEPT BIKES plaque must be added below the ONE WAY sign facing the rear garage entrance.
- a. Mr. Hansen said they can add the bikes plaque.

Mr. Hansen next reviewed the comments he received from TAC related to traffic:

He said No. 22 was related to the Deer Street Portwalk intersection, which he previously discussed. He said other items like adding conduit pullboxes for future pedestrian crossing, adding DO NOT BLOCK INTERSECTION signage, and shifting parking spaces so that they're 20 feet from the intersection were all things they were fine with.

No. 23, coordinating with the railroad: Mr. Hansen said they talked through that already.

No. 24, providing an offset between the railroad property line and the proposed driveways: Mr. Hansen said they don't have additional space to shift there, and a potential fence along the property line was mentioned. He said if the City wanted it, they could consider it but felt they were too far down the road to be doing mass shifts of buildings and driveways.

No. 25, visitor parking: Mr. Hansen said it would be on the first-floor parking deck and the residents will be responsible for getting visitors access to the garage.

No. 26, coordination with the railroad: Mr. Hansen said that was already addressed. He said the last two comments were related to the stormwater peer review, and both comments were repeats from the initial rounds, which they responded to. He said they wanted more detail on those. He said one comment was related to the fact that they don't have onsite infiltration of ground water, which he said was due to the high ledge and high water table on the site and they had no ability to infiltrate. He said the final comment was confirming that the downstream existing stormwater drainage system has adequate capacity. He said the team responded to that prior to their second TAC submission in June and added a significant increase of onsite detention. Therefore, he felt that those two outstanding comments were ones they had already addressed.

Mr. Eby referred to the comment about the Deer Street width and said he hadn't noticed that the curb line was being moved because it wasn't obvious on the plan. He said the turning templates at the intersection are related to that comment because shifting and narrowing the lanes will make it more difficult for those turning movements to be made. He asked what the applicant would do if they didn't agree that the raised intersection was the best treatment. Mr. Hansen said the flashing beacons might be a good compromise because it's a paved intersection with two crosswalks. Mr. Cracknell said the concern with the crosswalk is the higher volumes that Deer Street has than Hanover Street, and that he wouldn't want to see the lights added if the better solution is to raise the intersection and the crosswalks. He said he was an advocate of having two crosswalks on both sides of Portwalk Place, and the way to do that is to raise that intersection. It was further discussed. Mr. Cracknell asked if the applicant would do a flush-mounted designated walkway along the back of the building. Mr. Hansen said they had no issue with keeping everything flushed.

Mr. Cracknell suggested that the proposed four trees with raised planters be flushed grates in the sidewalk instead to be consistent with the rest of Maplewood Avenue. He noted that the landscape plan did not include the private roof garden on Building 2. He said the Committee needed to understand what would be done on the rooftops of all three buildings. The Committee asked if a gate was planned coming in from Russell Street. Mr. Hansen said they didn't have an issue with it but preferred to put signage there instead of a gate. It was further discussed.

Chairman Stith opened the public hearing.

PUBLIC HEARING

No one spoke. Chairman Stith said the Planning Department received a few comments that were emailed to the Committee members. He closed the public hearing.

DECISION OF THE BOARD

Mr. Cronin moved to **continue** the hearing to the October Site Plan Review Technical Advisory Committee meeting, seconded by Mr. Howe. The motion passed unanimously.

- C. The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Site Plan Approval for the construction of 84 residential units, commercial space, and parking in three buildings with associated community space, paving, utilizes, landscaping, and other site improvements including three proposed land transfers to allow for the realignment of the Russell Street & Deer Street intersection and for the City's future construction of a roundabout at Russell Street and Market Street (Land transfer area 1 is proposed from Map 119 Lot 4 to the City of Portsmouth. Land transfer areas 2 and 3 are from Map 119 Lot 1-1C to the City of Portsmouth); Conditional Use Permit Approval to provide 343 parking spaces on separate lots where 341 spaces are required as permitted under Section 10.1112.62 of the Zoning Ordinance; and Conditional Use Permit Approval to allow a 40,000 square foot building footprint within the CD5 as permitted under 10.5A43.43 of the Zoning Ordinance. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, Map 125 Lot 21,

Map 119 Lot 4, and Map 119 Lot 1-1C and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

SPEAKING TO THE APPLICATION

See Petition B.

DECISION OF THE BOARD

Mr. Cronin moved to **continue** the hearing to the October Site Plan Review Technical Advisory Committee meeting, seconded by Mr. Howe. The motion passed unanimously.

D. REQUEST TO POSTPONE The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Applicant)**, for properties located at **212, 214, and 216 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval for a Lot Line Relocation to create the following lots: Proposed Lot 1 to be 60,025 square feet of lot area where 26,012 square feet are existing, Proposed Lot 2 to be 12,477 square feet of lot area where 29,571 square feet are existing, and Proposed Lot 3 to be 7,917 square feet of lot area where 24,836 square feet are existing. No changes in street frontage are proposed. Said properties are located on Assessor Map 175 Lots 1, 2, and 3 and lie within the General Residence A (GRA) District. (LU-22-129) **REQUEST TO POSTPONE**

The Committee voted to **postpone** consideration to the October Site Plan Review Technical Advisory Committee meeting.

E. REQUEST TO POSTPONE The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Owner and Applicant)**, for properties located at **212 Woodbury Avenue** requesting Site Plan Approval for the construction of an eight-unit condominium development consisting of four (4) single living-unit structures, two (2) two-unit structures, 18 parking spaces where 13 are required, and associated stormwater, utility and site improvements with access to the development from Boyd Street. Said properties are located on Assessor Map 175 Lot 1 and lie within the General Residence A (GRA) District. (LU-22-129) **REQUEST TO POSTPONE**

The Committee voted to **postpone** consideration to the October Site Plan Review Technical Advisory Committee meeting.

F. The request of **Randi and Jeff Collins (Owners and Applicants)**, for property located at **77 Meredith Way** requesting Preliminary and Final Subdivision Approval to subdivide one (1) existing lot with 22,463 square feet of lot area and 31.7 feet of street frontage into two (2) lots with associated 73.3 foot road extension as follows: Proposed Lot 1 with 11,198 square feet of lot area with 73.79 feet of street frontage, and Proposed Lot 2 with 11,265 square feet of lot area and 31.61 feet of street frontage. Said property is located on

Assessor Map 162 Lots 16 and lies within the General Residence A (GRA) District. (LU-22-61)

SPEAKING TO THE APPLICATION

Attorney Chris Mulligan and his team were present on behalf of the applicant. He said they agreed with the original three comments from the committee, and he reviewed the items that were sent to them in that afternoon's email from the committee.

Initial TAC Comments:

1. Please contact City Assessor for Map, Lot, and new street address. This needs to be done as soon as possible.
2. Easement across City property must be approved by City Council prior recordation.
3. Note – DPW did not review updated plans.

The applicant agreed with all three comments.

The following are the emailed comments from the committee and the applicant's responses:

New TAC Comments:

1. The existing sewer line for #77 is to be cut and capped at the main in Pine St.
 - a. Attorney Mulligan said they agreed.
2. The existing water line is to be cut and capped at the main in Meredith Way, the rest of the service should be abandoned, not removed.
 - a. Attorney Mulligan said that was fine.
3. The driveway to lot 'B' should be at least a foot off of the side property line.
 - a. Attorney Mulligan said they were agreeable to the change.
4. The roadway needs to be extended at least to the center of the garage proposed for Lot 'B' as previously stated. As shown that road is not long enough for our truck to actually turn around as the truck is almost 28' long.
 - a. Attorney Mulligan said the neighborhood's sentiment about additional pavement was negative and they proposed their plan at the behest of certain Staff members. He said they thought that the amount of work they'd have to do in the right-of-way would be minimal, so they wanted to limit the length of the roadway and proposed an easement for a turnaround for the private driveway. He said they wanted to avoid extending the roadway another 10 or 12 feet.

Mr. Desfosses said there wasn't enough room for the large plow truck to get into the turnaround, so the City wanted the additional 30 feet so that the truck could back into the driveway.

5. The patios in the rear yards are to be porous so they do not encourage runoff.

- a. Attorney Mulligan agreed.
 6. Provide a test pit for Lot 'A' rain garden.
 - a. Attorney Mulligan said the rain garden was a new feature on the project, and they had anticipated putting rain gardens at the front and rear of the lot, so they had test pits for those locations but not for Lot A. He said they could provide them but would like to move forward subject to producing the information.
 7. Both houses are to have gutters or French drains that divert the rain water into the associated rain gardens.
 - a. Attorney Mulligan agreed.
 8. 8. Please remove the soil legend. This lot does not have hydrologic soil type 'A', it's more like a 'C'.
 - a. Attorney Mulligan agreed.
 9. Use 2 -22 degree bends spaced 2' apart for the sewer lateral corners, not one 45 degree bend.
 - a. Attorney Mulligan agreed.
 10. Sewer cleanouts will not be allowed in the City park.
 - a. Attorney Mulligan said they could remove the sewer cleanout from the plan, but if so, would they have to propose sewer cleanout on Pine Street or Meredith Way.
- Mr. Desfosses said the cleanouts should be put on Meredith Way and not Pine Street.
11. Follow State standards for water service bury depth. Detail says insulation 'optional'. It may not be.
 - a. Attorney Mulligan said that was fine.
 12. Warning tape does not need to be the metallic type. Specify sand for 6" over the pipe, crushed stone pipe bed to the haunch line.
 - a. Attorney Mulligan agreed.
 13. Specify that the road gets the heavy duty pavement section. 18" of 304.4 is acceptable for under the pavement.
 - a. Attorney Mulligan agreed.
 14. Specify a riser in each rain garden so that water can get down through the frozen media in winter to the stone below.
 - a. The applicant said there were outlet structures there and that they could place a chunk of underdrain in that location to make sure they drain into the rock.
 15. Provide calculations for the rain garden footprint sizing based on the perc rate of the existing soil. Provide enough open voids in the stone above the ESHWT for at least 1" of rain. Make sure to specify removal of any clay or restrictive soils down to the bottom of the pond.

- a. The applicant said they had updated calculations but could provide an executive summary.

16. Recommendation for approval will be contingent on successfully acquiring permission from the City Council for the sewer laterals.

- a. Attorney Mulligan said that was understood.

Ms. Zendt said the City also wanted an easement for the driveway, and Attorney Mulligan agreed. Mr. Cracknell verified where the front door was and that there were two porches with steps. He said extending the road would make the turnaround better for the purchaser and that having the easement area behind the parked cars would not be a good design.

Chairman Stith opened the public hearing.

PUBLIC HEARING

No one spoke, and the Chair closed the public hearing.

DECISION OF THE BOARD

Mr. Cronin moved to **continue** the hearing to the October Site Plan Review Technical Advisory Committee meeting, seconded by Mr. Howe. The motion passed unanimously.

III. NEW BUSINESS

- A. The request of **Coventry Realty, LLC (Owner)**, for property located at **111 State Street** requesting a conditional use permit approval in accordance with section 10.1112.14 of the Zoning Ordinance to allow zero (0) parking spaces where 36 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and the Historic District. (LU-22-125)

SPEAKING TO THE APPLICATION

Mark McNabb, John Chagnon, and Tracy Kozak were present on behalf of the applicant to speak to the application. Mr. McNabb said they had not changed the area calculations for the building but proposed to make the second floor two units instead of one and the third floor three units instead of one and the residence is triggering a new parking spot. He said they added an additional parking space. He submitted the revised plan to the Committee. Ms. Zendt said the abutter notices went out late and they would probably have to re-notice. It was decided that the applicant could still review the application.

Mr. Chagnon said the new parcel was being improved with some exterior access in the rear to allow for access and to bring both buildings into compliance with life safety codes. He said they submitted a parking analysis that day that indicated that 37 spaces were required instead of the original 36 spaces due to the small residential apartments. Mr. McNabb reviewed the property's

history and said they couldn't get two means of egress on the second floor. He said the residential use was the most appropriate use because there was no available land for parking.

Ms. Zendt said the five proposed units appeared to be well designed and the rents would be more affordable due to the lack of parking. Mr. McNabb said they planned to rent the apartments to restaurant employees, and it was further discussed.

Chairman Stith opened the public hearing.

PUBLIC HEARING

Ms. Morse of Chapel Street said she objected to the proposal because she felt that there was enough density in the neighborhood and that working people should have standard housing instead of substandard housing.

No one else spoke, and the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses asked the applicant if he would give the City a small easement on where the existing sidewalk went. Mr. McNabb said he would. Mr. Chagnon said they would submit a new cover letter and application that would refer to the zero parking spaces where five were required.

Mr. Cracknell moved to recommend **approval** to the October Planning Board meeting, seconded by Mr. Desfosses. The motion passed unanimously.

- B.** The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting preliminary and final subdivision approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District. (LU-22-172)

SPEAKING TO THE APPLICATION

Mike Garrepy was present on behalf of the applicant. He noted that the prior approval lapsed on August 18, so they were working with the Planning and Legal Departments to finalize items relative to the private roadway. He said the technical aspects of the plan approved in February 2021 had not changed. Ms. Zendt asked him to review the outstanding stipulations related to the first approval. Mr. Garrepy said everything was signed off by DPW, including a few small conditions with respect to the final conditions of approval, and that he would provide a letter identifying what was required and what was done.

Chairman Stith opened the public hearing.

PUBLIC HEARING

No one spoke, and the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Ms. Zendt said the Committee at that point was looking for easement plans and would work with the Legal Department to clear up the issue regarding appropriate notification to the abutters.

Mr. Britz moved to recommend **approval** to the September Planning Board meeting, seconded by Mr. Wolph, with the following stipulation:

Prior to Planning Board Consideration:

1) Applicant will provide a letter addressing how previous stipulations as identified in the Planning Board letters of approval have been satisfied.

The motion passed unanimously.

- C. The request of **Tom Balon and EightKPH, LLC (Owner and Applicant)**, for property located at **161 Deer Street** requesting Site Plan Review approval for the construction of a four (4) story building to include a penthouse, commercial space, 19 dwelling units, and associated site improvements. Said property is shown on Assessor Map 125 Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, North End Incentive, and Historic Districts. (LU-22-173)

SPEAKING TO THE APPLICATION

John Chagnon and his team were present on behalf of the applicant and reviewed TAC's comments.

TAC's Comments

1. Stronger design needed for pocket park. Calculation and design should not include transformers, fencing, retaining walls, drainage infrastructure, etc.
 - a. Mr. Chagnon said they are agreeable to updating that design and that the plans have been revised, with the exception of the underground drainage component because that's under the usable space and has been allowed in other situations. He said the revised site plan C3 has taken back that community space area to not include the transformers but the retaining wall, and the community space calculation in the upper left now has the total lot area of 22, 667 sf proposed community space requirement of 20 percent being 4, 534, so the 23-ft wide pedestrian sidewalk is 1,355 sf, the same as submitted. He said the pocket park in the back was reduced to 2,179, which means that there's 820 square feet to make up. He said the applicant proposes an offsite community space purchase to make that up.
2. Please provide ADA accessible access to pocket park from western corner of the proposed structure.

- a. Mr. Chagnon said they have ADA access from the Maplewood Avenue side that they believe is sufficient. They will provide signage to say that there's no other access for ADA at that end. The west end is not connected to other community space.

Mr. Cracknell said part of the problem was not having circulation come around the building and the stairs were a problem. He said there should be a connection to Deer Street but there wasn't room for it without making the building smaller. He suggested that the applicant consider an easement on Lot 4 to mandate that to occur regardless of who permits Lot 4. He said there needs to be some assurance that those stairs won't create a trespassing issue. He said more design work was needed and the circulation was weak and that the Committee needed a better visual. Mr. Chagnon said they were trying to solve a technical problem with the retaining wall because everything had to be higher than the 60-ft pipe. He said they would look at the drainage structure to see if they could lower the park and get better access on each end. It was further discussed (see video 1:39). The Committee agreed that the egress should also have a clear path to the street.

3. Please confirm the "88 Maplewood Av" address has been approved by the assessor.
 - a. Mr. Chagnon said they're hoping the project can be titled Maplewood Avenue to exercise it out from the previous Deer Street applications.

The Committee remarked that numbers 56-88 are available, but 88 is the only one that correctly maps to that lot.

4. Cut and cap existing 4" water service at gate valve in street.
 - a. Mr. Chagnon said they'd like to use that service, so they'll use the new 4" one and will coordinate it.
5. Cut and cap existing sanitary sewer lateral.
 - a. Mr. Chagnon said they would do that.

Mr. Desfosses added the stipulation that the applicant locate the line to see if it's appropriate for re-use or not.

6. Confirm existing gas line is large enough for new building.
 - a. Mr. Chagnon said the new building will be all electric and we'll cap the two gas lines. He said they didn't think they needed to show the second gas service on Maplewood Avenue on the plan.
7. Grease trap shouldn't be in driveway.
 - a. Mr. Chagnon said the people in the building will be made aware of when the servicing will occur and we will shift the grease trap a bit.
8. 1 domestic water service per lot. Easement to water meter(s) required. Determine if each condo has individual water services or one master meter for the building.
 - a. Mr. Chagnon said they would clean those up.

9. Eversource conduit to be placed closer to the building away from the trees and street furnishings.
 - a. Mr. Chagnon said it was in the plan.
 - b. He said they agree that they will be show the conduits going from light to light, as suggested by Mr. Desfosses.
10. Use inserta-tee fittings for sewer connections into large pipes.
 - a. Mr. Chagnon said they changed the detail to show that.
11. Foundation dewatering needs to be accounted for in calculations,
 - a. The applicant said a dewatering plan will be provided for the construction phase.
12. All work in the City ROW shall meet City standards. The City will need to approve final details and cut sheets. Construction inspection will be required.
 - a. Mr. Chagnon said they added it as Note 11 to sheet C3.
13. Brick sidewalk detail says 'minimum slope of sidewalk is ¼" per foot'. That should say 'maximum slope'. Also, add to note J that gravel in lieu of asphalt only applies to areas not in public easements either.
 - a. Mr. Chagnon said they changed it to 'maximum'.
14. Granite curb in shall be 6" width.
 - a. Mr. Chagnon said they revised that detail.
15. Change 'slope' curb to 'tip' curb for clarity.
 - a. Mr. Chagnon said they changed that.
16. ADA truncated dome panels are 2' wide standard, not 3' wide.
 - a. Mr. Chagnon said they will add that note to Detail H and change the drawing scale.
17. All area near pedestrian signal push buttons shall not exceed ¼" per foot. Confirm that the grading at the intersection meets this criteria, it seems the door grading may be too steep.
 - a. Mr. Chagnon said they will look at that and do some detailed work.
18. Engineer's site plan doesn't match LA plans.
 - a. Mr. Chagnon said they will coordinate that.
19. Confirm the building's footings are lower than or equal to the invert elevation of the City's drain pipe across lot 4.
 - a. Mr. Chagnon said the basement floors at 10 feet footings are four feet lower than the lower adjacent grade, so that puts it at 7.7. The city drain is at elevation 156, but they should be able to dig the new pipe without disturbing the building.
20. Confirm the buildings footings are lower than the R tank drains.
 - a. Mr. Chagnon said they were.

21. Show street lighting and conduit. Power supply will be lighting across Deer Street.
 - a. The applicant said they would try to lower the R tank.
22. Confirm that conduit crossing the City's drain pipe will maintain at least 15" of vertical clearance above the pipe in case the drain pipe needs upsizing.
 - a. Mr. Chagnon said the conduit crossing is at 92 top, 77 bottom, so they went 30 inches from that 117 spot grade, then went with 3", 4", and 5" conduit and came up with the bottom of 77. He said they still had to meet with Eversource.

Mr. Desfosses said the detail needed to be shown.

23. Do not empty roof drains into a catch basin. Empty entire roof into R-tanks to dissipate first flush roof temperature and decrease peak flow rate.
 - a. Mr. Chagnon said they will revise the plan and use 12" roof drains.
24. Excavate test pit at proposed drainage connection to verify there is no RR sleeve in the proposed location.
 - a. Mr. Chagnon agreed.
25. Drain study POA should be Deer St catch basin in front of 'Statey' as that is where existing flow is going.
 - a. Mr. Chagnon agreed.
26. Use 12" for roof drains. 10" HDPE would be an odd or unavailable product.
 - a. Mr. Chagnon said they will use a 12" drain.
27. CMMP required.
 - a. Mr. Chagnon agreed.
28. Stormwater maintenance plan required.
 - a. Mr. Chagnon said they would dedicate a whole sheet to stormwater maintenance.
29. Statement or narrative regarding how the project complies with the City's stormwater regulation.
 - a. Mr. Chagnon said they will provide a better statement about stormwater regulations.
30. All trees in the ROW shall be approved by Trees and Greenery and confirm with City Arborist that correct planting details are shown.
 - a. Mr. Chagnon said it would be handled.
31. All planted trees are to be watered for the first 2 full growing seasons.
 - a. Mr. Chagnon said a watering treatment will appear in the notes.
32. Driveway location on Maplewood is not acceptable.
 - a. Mr. Chagnon said they would look at the queueing situation and analyze it.

The Committee noted that coming out on Deer Street would be a better option.

33. Show all existing traffic signal equipment, including pedestrian signal equipment, at corner of Deer and Maplewood.

a. Mr. Chagnon said they will check the location of the push button.

34. How do bike racks in parking garage function? Seems they would be blocked by parked vehicles.

a. Mr. Chagnon said the bike racks in the garage are vertical ones and there are nine feet from the edge of the wall to the parking space.

35. Confirm ADA requirements for green space along RR tracks. If access is provided at each end, does it need to be ADA compliant?

a. Mr. Chagnon said they will work on that. He said there are meters on the street and they show replacement on the plan, and he asked if a parking kiosk was preferred. The Committee said that would be a question for the Parking Director.

Other comments Mr. Chagnon addressed (not listed in the agenda) were that the parking in the basement is for the use of the residents, and two spaces will be devoted to use by the commercial owners. Communication services will be shown. There will be City-standard streetlights. The foundation will be waterproofed as part of the building design. Mr. Eby asked if the nine feet for the bike rack was between the wall and parking stripe. The applicant agreed and said the racks were collapsible so that they could be flush against the wall, and cars didn't have to be moved. The Committee asked why two sewer services came out to Maplewood Avenue. Mr. Chagnon said the residential and commercial units had separate sewer services.

Mr. Cracknell made the following suggestions: 1) the pedestrian access walkway flush mounted should be part of getting from Deer Street to the steps in the back of the building; 2) the steps should be granite with a black metal railing; 3) an appropriately-scaled black metal fence should be placed on top of the wall; 4) a seat wall should be underneath the canopy and the bench on the concrete pad should look at something worth looking at so that people use it; 5) the columnar trees work but sweet gums or white oaks should be considered; 6) the walkway should be textured; 7) the open space should be used creatively by perhaps adding a dog walking area or a bocce court; and 8) the transformer in the front could be eliminated to extend the walkway. He said the applicant should also work with Mr. Eby on the intersection issue.

The Committee asked how far from the lot line was the building from the adjacent lot. The applicant said it was four feet, but an additional 20-ft no-build easement was between it and the new structure. The Committee said a clear explanation of the easement access from the public way would be required in the applicant's next presentation.

Ms. Zendt requested that document numbers should be added to the existing easements and any future easements should be on a separate plan.

Chairman Stith opened the public hearing.

PUBLIC HEARING

No one was present, and the Chair closed the public hearing.

DECISION OF THE BOARD

Mr. Britz moved to **continue** the hearing to the October Site Plan Review Technical Advisory Committee meeting, seconded by Mr. Cronin. The motion passed unanimously.

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Joann Breault
Acting Secretary for the Technical Advisory Committee