



**Stratham Technical Review Committee
Meeting Minutes
June 20, 2017
Municipal Center
10 Bunker Hill Avenue
Time: 6:00 PM**

Members Present: Tom House, Vice Chair
Nate Merrill, Full Member
Jeff Hyland, Full Member
Joe Johnson, Full Member

Staff Absent: Lucy Cushman, Chair

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

Mr. House took roll call.

2. Review/Approval of Meeting Minutes

a. May 16, 2017

Mr. Merrill made a motion to approve the minutes as presented. Motion seconded by Mr. Hyland. Motion carried unanimously.

3. Public Meeting

a. **Audi of Stratham**, Scott Laffey of ICL Autos, 382 Newbury Street, Danvers, MA 01923, for the property located at 58 Portsmouth Ave, Stratham, NH 03885, Tax Map 9 Lot 15; façade updates with Site Plan amendments.

Barry Geier, Jones and Beach Engineers talked through the application including drainage, lighting, landscaping and sidewalk. *Joe Johnson arrived at 6:08 pm.* Mark Regent, Regent Associates Architects talked next about the building. The show room will be expanded out toward the street by 25' which will become a new showroom. They will be adding a total of 7,044 S.F. to the existing building which is currently 16,587 S.F.

Mr. House referred to the EIFS on the elevations and said it looks like no new EIFS is being added to the addition. Mr. Regent said they weren't adding any and in fact would be removing and replacing much of it with clapboards. Mr. House said EIFS is not part of the Gateway regulations and asked if they could cover it all. Mr. Laffey said he thinks it would be possible.

1 Mr. House talked about the service bays and said the regulations don't allow for garage
2 doors to face the road itself. Mr. Laffey said no matter where they go with the garage
3 door, they will be facing a road. Mr. Austin said this is consistent with the existing
4 traffic pattern to the greatest extent. The garage doors are not facing the closest road and
5 they will be closed at all times. Mr. Merrill felt the garage door would be OK because it
6 is far away from the front of the road and with landscaping it should be fine.

7 Mr. Hyland referred to the ADA access because of the side, it seems like people are
8 forced to go down the flared side. Mr. Regent said the vestibule is actually 3 door panels
9 that can open wide enough to bring cars in and out. There are also vehicle access doors
10 at the opposite side. Mr. Regent said the sidewalk is very wide from the wheelchair ramp
11 and the whole side walk is 8' wide.

12 Mr. Hyland asked if the holding tanks were for car washing. Mr. Laffey confirmed they
13 were as well as for drainage and they will be pumped out when necessary. Mr. House
14 asked if there were any maintenance procedures for the tanks. Mr. Laffey said there
15 wasn't a maintenance policy in place, but they pump them as needed. Mr. House said
16 to have that information for the Planning Board in case the question comes up.

17 Mr. Hyland talked about lighting and the need for it to be minimized as other car
18 dealerships in Town have upset neighbors with bright lighting. Mr. Merrill said they
19 have the Gateway trees, but not lights. Mr. House suggested looking at the Subaru
20 dealership to see how Gateway lights should look. Mr. Austin added that Subaru was a
21 brand new building whereas this is an addition and he would love to ask about sidewalks,
22 benches and all of that, but there should be some proportionality balance that has to occur.
23 Mr. Austin said they are proposing new light heads along Route 108 to pay homage to
24 the lighting requirements. Mr. Merrill said he agrees there is a difference in scale
25 between this project and Subaru, but the majority of the building is still changing. Mr.
26 Austin said on Sheet C2 the sidewalk does not go for the entire perimeter.

27 Mr. Regent said he felt they were providing enough lighting for the sidewalk. He asked
28 if the issue was the light poles and if so they may be able to look into it and see if it is
29 feasible. They would probably move some of the lighting proposed in lieu of. Mr.
30 Hyland said he is concerned with the amount of light for the parking lot and that is
31 without factoring the lighting for the building. He would like them to take another look
32 at consider putting in street lighting and toning down the lighting for the parking lot a
33 little bit. Mr. Regent said they will take a look at it, but to remember that Audi has certain
34 requirements too and they are set back quite a way from the front of the street. Mr. House
35 said the sidewalk is lit up. Mr. Merrill said this is a Gateway street so trees and decorative
36 lamps are required every certain amount of feet. Mr. Austin confirmed it is 30' for trees
37 and 60' for lighting along Route 108 so secondary roads aren't mentioned.

38 Mr. Hyland said the parking lot is lit to such a high level in order for the light to spill out
39 onto the sidewalk; he would almost prefer not to see the sidewalk lit. Subaru had little
40 spots on their poles which directed out toward the sidewalk so it was more targeted on
41 the sidewalk, so that could be an option for this project. Mr. Laffey said they could look
42 at that.

43 Mr. Johnson asked if it is expected that the lights on the sidewalk are on all night. Mr.
44 Austin said the regulations state that there should be one every 25' of liner right of way

1 along all sidewalks and lighting placement will alternate with street tree placement, but
2 it doesn't specify how bright or how long they should be on. Mr. Austin said they should
3 discuss if for the next go around of regulation changes.

4 Mr. Austin asked about the landscaping. Mr. Laffey stressed that the cars needed to be
5 visible so they are planning to take down the mounds and put in some trees. Mr. Merrill
6 said they are encouraging plantings. Mr. Regent said they would like to keep the
7 plantings low, but they could look at it. Mr. Austin asked if the vehicles would be facing
8 Portsmouth Avenue or would they be backed in. Mr. Regent said normally they would
9 face out. Mr. Austin said normally mounds are put in to alleviate headlight traffic. Mr.
10 Regent pointed out that they are parked cars so headlights wouldn't be on.

11 Mr. Hyland noted that some of the plants on the existing landscaping plan are invasive
12 species so they will need to be disposed of in line with State regulations. He continued
13 that they seem to have a lot of red maples which can be questionable due to beetles so he
14 wondered if there could be a different type of tree down the side road. He pointed out
15 that mulch can be messy so to leave a nice clear edge where the mulch ends for mowing
16 purposes. Snow removal should be considered too as it can be pushed onto plants and
17 cause a mess. Arborvitae were also not recommended due to deer loving them. Mr.
18 House asked if Audi would maintain the grass between the sidewalk and Portsmouth
19 Avenue. Mr. Laffey said he believed they would up to the right of way.

20 Mr. Austin observed the lack of connectivity for pedestrians to the sidewalk, the only
21 connectivity being from the driveway. Mr. Regent said the best spot to make a
22 connection would probably be a crosswalk next to the handicap spot.

23 Mr. Hyland discussed the sight line and the conflict between not wanting the garage doors
24 to be visible versus people trying to pull out. The traffic pattern was discussed and it
25 was suggested moving the current directional signs to help with that. Mr. Hyland
26 checked that when snow melts from the snow storage area, that it doesn't run onto the
27 neighboring property. Mr. Geier said the elevations of the neighboring property are
28 higher so the water will remain on the Audi site.

29 Mr. House asked if the trash site would be enclosed. Mr. Laffey said it would be. Mr.
30 House recommending coordinating with the cell tower about the location of the
31 dumpsters and put it on the plan for Planning Board purposes.

32 Mr. Austin shared a copy of the Master Plan which shows the thinking of where Gateway
33 roads will go. The location to the rear of the storage units is inconsistent with the motion
34 that TRC made a couple of months ago. Discussions have occurred with the Audi
35 hierarchy and they are reluctant to show dividing the property until a future
36 redevelopment of the property is contemplated. The other issue is the alignment as you
37 go towards Market Street, it does abut up against the open space for the Makris
38 development. How the road actually gets to that in between road so the easement
39 between Porsche and Audi is still undecided.

40 Mr. Deschaine, Town Administrator addressed the issue of the sidewalk being
41 maintained by the Town. He explained that it is only in the case of continuous pedestrian
42 connection that the Town will assume maintenance unless it is in the right of way or if it
43 was on State property and an agreement was in place about who maintained that.

1 There was discussion about the ADA pan. Mr. Laffey suggested pulling the pan away
2 for the time being until Porsche kicks off and then they could put the pan in then along
3 with sidewalk being put in on that side. He wants everybody to safe. Mr. House said put
4 a note on the plan to that effect.

5 Mr. Hyland asked if on street parking had been considered. The applicant said not at this
6 time.

7 Mr. Austin referred to Portsmouth Avenue and asked how the applicant would feel about
8 pulling the sidewalk off of the line a little and have the trees alternating so trees would
9 be on either side of the sidewalk. Mr. Hyland pointed out there was an overhead electrical
10 line. Mr. Laffey said they would prefer to keep it as it is.

11 Mr. Austin said the applicant knows to show emergency access when this goes before
12 the Planning Board as well as drainage for the south and north sides including easements.

13 Mr. Deschaine referred to the original site plan, the roadway in was basically a shared
14 driveway which is now part of the Gateway plan and he feels it is time to give it a name.
15 Mr. Austin informed the applicant that whatever name is chosen, it should be put on all
16 future plans once the name is approved.

17 Mr. Austin said the next available Planning Board meeting is July 19, 2017.

18 Mr. Merrill made a motion to accept the project as Gateway compliant with the following
19 additional modifications:

- 20 • Replace the remaining EIFS with clapboard
- 21 • Include the proposed road plan a.k.a. the Master Plan in the complete site plan
- 22 package
- 23 • Gateway sidewalk lighting along the secondary street to be determined by the
- 24 Planning Board ultimately. Mr. Austin said as long as they know where to start
- 25 so they can provide a readily accessible Gateway lighting detail that could be
- 26 provided to the Board. He suggested a standard from the Subaru side could be
- 27 forwarded onto the applicant. Mr. Hyland suggested the Town Center project as
- 28 an example too. Mr. Austin said this would allow them to know whether or not
- 29 they should request a waiver as they don't know the cost. Mr. Hyland added that
- 30 the applicant was going to examine lowering the lighting in the parking lot. Mr.
- 31 Austin said he has the applicant to consider reduced lighting across the site,
- 32 parking lot and sidewalk. Mr. Hyland mentioned the light management for the
- 33 24 hour approach and gave an example of knocking the lighting down by 50% at
- 34 a certain time. Mr. House recommended they put the time frames onto the plans.
- 35 Mr. Geier asked if they could just put hours after closing due to the different
- 36 opening and closing hours rather than stating an actual time. Mr. Austin said the
- 37 condition is something Audi needs to propose.
- 38 • Provide a maintenance plan for the holding tanks.
- 39 • Mr. Austin added considerations:
- 40 • Consider mixing or adding variety to the street trees.

- Call out specific planting sizes not container sizes per Gateway regulations
- Consider more agrarian plantings and consider moving planting beds off of the curb line
- Mr. Deschaine highlighted the fact that this motion was a mix of conditions and considerations. Discussion followed about the difference.
- Mr. Austin added more conditions to the motion as follows:
 - Snow storage should be shown on the landscape plan
 - A note to be added about the cross walk at the road to be named.
 - Removal of the pan with the note that it will be installed when Porsche redevelops and the crosswalk.
 - Add a note to remove invasive species as per NHDES specs
 - Remove the one way sign at the back of the building and the arrow.
 - Provide the sidewalk connection to the handicap spot and proposed sidewalk along the driveway
 - Confirm that the Handicap accessible route does not cross a ramp and confirm a path of travel to the entrance door.
 - There was conversation around the width of the sidewalk as the Highway Agent had requested 6' in anticipation of the Town maintaining it, but the regulations stipulate 5'. The applicant said they could pitch and raise the side off a touch and pitch it away and keep it at 5'.
 - Mr. House said a consideration was no planting off the driveway at the entrances.
 - Mr. House said they wanted to show the cell tower location. Mr. Austin said he thinks that comes in when the master road plan is integrated.
 - Mr. House said they want an easement to across the driveway toward Porsche, going across the road.
 - Naming the road with the approval of the Selectmen.
 - Motion seconded by Mr. Austin. Motion carried unanimously.

4. Miscellaneous

Mr. Hyland requested to talk about the Gateway vision. He said he had a draft plan of required tasks which he shared with the other members. He would produce 2 models: one existing and one proposed conditions based on the Gateway regulations to really show what the opportunities are. Mr. Austin asked if they had considered a budget. Mr. Hyland said they hadn't yet. The Committee discussed what details the models should show.

Mr. Merrill referred to using Market Basket as the example as suggested at the previous meeting; He doesn't feel it's a good example because it is a big box and it is really not Gateway. The Committee discussed the language around maximum building size.

1 Mr. Merrill suggested looking at both the outer and central zone when producing models.

2 **5. Adjournment**

3 Mr. Merrill made a motion to adjourn at 8:11 pm. Motion seconded by Mr. Austin.

4 Motion carried unanimously.