

ACTION SHEET

**PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 P.M.

JUNE 7, 2007

MEMBERS PRESENT: Jerry Hejtmanek, Vice-Chairman; M. Christine Dwyer, City Council Representative; Donald Coker; Raymond Will; Anthony Coviello; Paige Roberts; Timothy Fortier, Alternate and MaryLiz Geffert, Alternate;

MEMBERS EXCUSED: John Ricci, Chairman; Cindy Hayden, Deputy City Manager; and Richard A. Hopley, Building Inspector;

ALSO PRESENT: David M. Holden, Planning Director; and, Lucy E. Tillman, Planner I

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I. PUBLIC HEARINGS

A. The application of **Harborcorp, LLC, Harborside Inn, Inc., Harborside Associates, and City of Portsmouth, Owners**, for properties located **off Deer Street, Green Street, Russell Street, Market Street, and Maplewood Avenue** wherein Preliminary and Final Subdivision approval (Lot Line Revisions) is requested to allow for the following: 1) the consolidation of Harborcorp, LLC lots 12, 21 and 28 into one lot consisting of 2.36 acres with conforming area, street access and frontage and including approximately 17,446 s.f. of land to be conveyed from the City to this lot (collectively these lots comprise the existing surface parking lot in the area bounded by Russell, Deer, Green Streets and Maplewood Avenue) and the City owned land is currently part of the Russell and Green Street right-of-ways and these two right-of-ways will be reconfigured as part of this application and subsequent development project; 2) Harborside Associates, Lot 1-1C (existing hotel and condominium lot) is conveying approximately 434 s.f. of land to the City for use within the proposed relocated Russell Street right-of-way; 3) Harborside Inn, Inc. Lot 1-1A with an area of approximately 2,640 s.f. is being conveyed to the City for use within the proposed relocated Russell Street right-of-way; and, 4) a conveyance from the City of a portion of the Russell and Market Streets right-of-ways totaling approximately 4,220 s.f. to Map 119, Lot 4 for the proposed realignment of the intersection of Russell and Market Streets. All resulting lots are in conformance with the Zoning Ordinances and Subdivision Rules Regulations. Said lots are shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lots 1-1A, 1-1C and 4, Assessor Plan 124 as Lot 12 and Assessor Plan 125 as Lot 21 and such other land of the City as shown on the subdivision/lot line revision plan and lying within the Central Business A (CBA) and the Central Business B District (CBB), the Downtown Overlay District (DOD) and the Historic District A.

Voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:

- 1) That this Board recommends to the City Council that it should allow for Deer, Russell, Green and Market Streets to each be reconfigured as presented/proposed;

- 2) That all necessary plat plans, deeds, easements and/or licenses necessary for the above should be prepared by the applicant for review and approval by the City Legal Department as to their content and form;
- 3) That property transfers and the issuance of a Building Permit shall be done simultaneously;
- 4) That as a public improvement, the costs for constructing the parking garage shall be part of the Site Review Bond;
- 5) That boundary monuments shall be placed in accord with DPW requirements; and
- 6) That electronic data, suitable for updating the City Assessing records shall be submitted to the Department of Public Works.

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B. The application of **Harborcorp, LLC, Harborside Inn, Inc., Harborside Associates, and City of Portsmouth, Owners**, for properties located **off Deer Street, Green Street, Russell Street, Market Street, and Maplewood Avenue** wherein Preliminary and Final Subdivision approval (Lot Line Revisions) is requested to allow for the following: 1) the consolidation of Harborcorp, LLC lots 12, 21 and 28 into one lot consisting of 2.37 acres with conforming area, street access and frontage and including approximately 17,607 s.f. of land to be conveyed from the City to this lot (collectively these lots comprise the existing surface parking lot in the area bounded by Russell, Deer, Green Streets and Maplewood Avenue) and the City owned land is currently part of the Russell and Green Street right-of-ways and these two right-of-ways will be reconfigured as part of this application and subsequent development project; 2) Harborside Associates, Lot 1-1C (existing hotel and condominium lot) is conveying approximately 434 s.f. of land to the City for use within the proposed relocated Russell Street right-of-way; 3) Harborside Inn, Inc. Lot 1-1A with an area of approximately 2,640 s.f. is being conveyed to the City for use within the proposed relocated Russell Street right-of-way; and, 4) a conveyance from the City of a portion of the Russell and Market Streets right-of-ways totaling approximately 5,260 s.f. to Map 119, Lot 4 for the proposed realignment of the intersection of Russell and Market Streets. All resulting lots are in conformance with the Zoning Ordinances and Subdivision Rules Regulations. Said lots are shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lots 1-1A, 1-1C and 4, Assessor Plan 124 as Lot 12 and Assessor Plan 125 as Lot 21 and such other land of the City as shown on the subdivision/lot line revision plan and lying within the Central Business A (CBA) and the Central Business B District (CBB), the Downtown Overlay District (DOD) and the Historic District A. (This application was postponed at the April 19, 2007 Planning Board Meeting)

This application was **withdrawn** by the applicant.

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C. The application of **Harborcorp, LLC, Owner** for property located **off Deer Street, Green Street, Market Street, Russell Street and Maplewood Avenue**, wherein Site Review approval is requested to construct an 83,118 ± s.f. 6/7-story structure consisting of a hotel, convention center, parking garage and 21 residential condominiums, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lot 1-1A, Lot 1-1C and Lot 4, Assessor Plan 124 as Lot 12, and Assessor Plan 125 as Lot 21 and lie within the Central Business A (CBA) District, the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A.

Voted to **grant** Site Review approval with the following stipulations:

Stipulations from the April 3, 2007 Technical Advisory Committee Meeting:

- 1.) That the applicant shall meet with David Desfosses of DPW to finalize construction details to make sure they meet City standards;

- 2.) That the additional 2" water service to the garage shall not be activated until the subdivision is approved;
- 3.) That the applicant shall arrange to have the USGS monument off the ledge at Russell Street relocated during construction;
- 4.) That the applicant shall work with DPW regarding drainage;
- 5.) That the applicant shall work with Peter Rice, DPW, to review the proposed 1,000 gallon grease trap to determine whether their flows from their cooking facilities are adequate;
- 6.) That the applicant shall work with the City's Police and Fire Departments to verify that they can communicate with their base station inside the proposed buildings;
- 7.) That the applicant shall coordinate the VAI plans with the AMES plans;
- 8.) That the landscape plan should be subject to review by the Trees and Greenery Committee and coordinated through Lucy Tillman;
- 9.) That the applicant shall review and work with the City Traffic Engineer to coordinate the timing systems at the intersection of Maplewood and Deer Street;
- 10) That a meeting be set up between the applicant and David Desfosses to review final street geometry, paving and side crosswalks;
- 11) That a signage plan will be required and subject to review by DPW and the City Traffic Engineer;
- 12) That the applicant shall prepare a Construction Management and Mitigation Plan for review and approval by the City Legal Department, Planning Department, City Traffic Engineer and City Manager, prior to permit approval;

Stipulations from the May 8, 2007 Technical Advisory Committee Meeting:

- 13) That this project shall be reviewed by the Parking Committee;
- 14) That automatic notification of emergency services and a knox box shall be installed;
- 15) That the first and last angled parking spaces be shall be reviewed for safety purposes.
- 16) That the final lighting plan shall be reviewed and approved by David Desfosses. Included in that review would be type of fixture and spacing;
- 17) That the City and the applicant shall work together to identify areas where brick sidewalks shall be installed along the perimeter of the property.
- 18) That the applicant shall provide anticipated water demand for the project and include references of where that demand came from, ie., a similar type of store in another area or industry standard, and said report shall be stamped by a licensed engineer;
- 19) That DPW shall review and approve the design of the proposed signal design of Market Street at Russell Street intersection.

Findings and Stipulations from the June 7, 2007 Planning Board Meeting:

- 20) Through City Council actions, the City is a part in this application;
- 21) The proposal is in conformance with the Joint Development Agreement;
- 22) The overall development scenario encompassed by this site plan has been extensively vetted by a variety of municipal agencies as is demonstrated by prior site plans, architectural designs, development scenarios, etc.;
- 23) The Site Plan now before the Board represents the culmination of those efforts and demonstrates an active collaboration with other interested parties, including, abutting property owners in terms of vehicular movements and parking resources;
- 24) In presenting its findings, the Technical Advisory Committee has found this proposed project to be in conformance with the Board's Site Review Regulations, therefore, the approval of this project, subject to relevant TAC and Planning Board stipulations, is recommended;
- 25) That the Site Review Agreement shall compel the construction of a public parking garage;
- 26) That a sign shall be added to the Site Plans for the service road at its intersection with Maplewood saying "no right turn for large trucks" or other language that is agreeable to DPW;

27) That DPW shall work with the applicant for additional traffic calming measures at the intersection of Deer and Market Streets;

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II. OTHER BUSINESS

A. Discussion regarding July Work Session;

Voted to conduct Work Sessions on August 2nd, September 6th, October 4th, and December 6th.

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III. ADJOURNMENT

A motion to adjourn at 10:45 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board