

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

AUGUST 31, 2010

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; David Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Griswold, Assistant Fire Chief and Stephen Dubois, Deputy Police Chief

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I. OLD BUSINESS

A. The application of **Lang and Longmeadow Development, LLC, Owner**, for property located at **126 Lang Road**, requesting Amended Site Plan Approval to relocate one of five proposed multi-unit dwelling units on the site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1-1 and lies within the Garden Apartment/Mobile Home (GA/MH) District. (This application was referred to TAC by the Planning Department at their July 15, 2010 meeting.)

Voted to take no action.

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B. The application of the **City of Portsmouth, Owner**, for property located at **155 Parrott Avenue**, requesting Site Plan approval for the renovation and expansion of the Portsmouth Middle School, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 128 as Lot 15 & 16 and lies within the Municipal District. (This application was postponed from the August 3, 2010 TAC meeting.)

Voted to **recommend approval** with the following stipulations:

- 1) The applicant shall submit revised Site Plans for review and approval by the Department of Public Works and Planning Department prior to submission to the Planning Board, including revised drainage, lighting, utilities and parking plans as described in the TAC meeting, and specifically including the following:
 - (a) Revising the parking layout to maximize the number of on-site parking spaces, thereby minimizing the number of spaces required in the Parrott Avenue lot;
 - (b) Removal of the pole light adjacent to Mr. Morgan's property.

- 2) The applicant shall consult with Underwood Associates and shall prepare a report demonstrating that the project drainage system will be compatible with the Parrott Avenue drainage system planned in the wastewater system long term control plan.

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II. NEW BUSINESS

A. The application of **HarborCorp, LLC, Owner**, for property located **off Deer Street, Green Street, Russell Street, Market Street and Maplewood Avenue**, for an additional one year extension of Site Review Approval which was granted (amended) on October 16, 2008 for the construction of 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.

Voted to **recommend approval** with the following stipulations:

Conditions Precedent (to be completed prior to issuance of a building permit):

1. The applicant shall submit a revised Site Plan set reflecting current existing conditions and conforming to current Site Plan Review Regulations. However, it is understood that this project as approved on October 16, 2008, remains subject to the standards of the Zoning Ordinance in effect on that date.
2. All construction shall be in accordance with current City construction standards. Final construction details shall require approval by the Department of Public Works.
3. Final street geometry, paving and crosswalks shall require approval by the Department of Public Works.
4. Sidewalks shall be installed along the perimeter of the property in accordance with current City construction standards and the City Council’s policy on brick sidewalks.
5. Final drainage design shall require approval by the Department of Public Works.
6. The lighting plan, including type and spacing of fixtures, shall require approval by the Department of Public Works.
7. The landscape plan shall require review by the Trees and Greenery Committee and approval by the Planning Department.
8. The applicant shall submit a signage plan which shall require approval by the Department of Public Works and the Planning Department.
9. The proposed 1,000 gallon grease trap shall require approval by the Department of Public Works to ensure that it is adequately sized for the planned cooking facilities.
10. The applicant shall provide anticipated water demand for the project and include references of where that demand came from, i.e., a similar type of store in another area or industry standard, and said report shall be stamped by a licensed engineer.
11. Automatic notification of emergency services and a knox box shall be installed.
12. The applicant shall revise the plans for traffic and parking modifications to recognize changes in existing conditions in the public and private streets surrounding the site, and to reconcile any

conflicts or inconsistencies between the Site Plans and the Conceptual Improvement Plan by Vanasse Associates, Inc., dated May 18, 2007.

- 13. 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.
- 14. The first and last angled parking spaces on Deer Street shall be reviewed by the Department of Public Works for safety purposes.
- 15. This project shall be reviewed by the Parking Committee and the Traffic and Safety Committee.
- 16. All changes to traffic patterns and parking on public streets shall require approval by the City Council.
- 17. All easements and licenses shown on the “Easement and License Plan” dated July 12, 2007, shall be executed (and easements recorded) prior to the issuance of a building permit.
- 18. The applicant shall prepare a Construction Management and Mitigation Plan for approval by the City Legal Department, Planning Department, Department of Public Works and City Manager.

Conditions Subsequent (to be completed prior to Certificate of Occupancy):

- 19. The applicant shall provide a traffic signal at the intersection of Market Street and Russell Street, subject to design approval by the Department of Public Works.
- 20. The applicant shall provide additional traffic calming measures at the intersection of Deer and Market Streets, subject to approval by the Department of Public Works.
- 21. The applicant shall review and work with the Department of Public Works to coordinate the signal timing at the intersection of Maplewood and Deer Street.
- 22. The applicant shall arrange to have the USGS monument off the ledge at Russell Street relocated during construction.
- 23. The applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost, too, shall be the responsibility of the applicant. All testing and installations shall be coordinated between the applicant and the police/fire communications supervisor.
- 24. The additional 2” water service to the parking garage shall not be activated until the subdivision is recorded.

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B. The application of **Strawbery Banke, Owner, and the Gundalow Company, Applicant**, for property located at **14 Hancock Street (Strawbery Banke)** requesting Site Plan Approval for the temporary construction of a gravel work area, a 10’ x 20’ tool shed and a 35’ x 80’ covered boat staging area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Residential Office District (MRO) and Historic District A.

Voted to **recommend approval** with the following stipulations:

- 1) An emergency contact number shall be posted in a prominent location on the site.
- 2) The water service shall be provided with a meter and a backflow device acceptable to the City Water Division.

- 3) The owner shall contact the Water Division regarding the need for metering of the water service after this project is completed.

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C. The application of **Maplewood and Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Amended Site Review Approval for the addition of two accessible parking spaces and the construction of an accessible ramp and walkway along the northern corner of the building to the lower level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 124 as Lot 8 and lies within the Central Business B (CBB) and Historic District.

Voted to **recommend approval** with the following stipulations:

- 1) The sewer connection should enter the sewer line downstream of the existing sewer manhole on Vaughan Street.
- 2) The sewer check valve should be accessible inside the building.

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D. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Amended Site Plan Approval to include restaurant use in the building resulting in revised parking configuration, addition of a grease trap and the addition of two exterior doors, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 297 as Lot 3 and lies within the Gateway District.

Voted to **postpone** at the request of the applicant to the next regularly scheduled TAC meeting on Tuesday, October 5, 2010 at 2:00 pm.

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III. ADJOURNMENT was had at approximately 3:15 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department