

**ACTION SHEET
FOR
SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

2:00 PM

JUNE 4, 2013

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

MEMBERS PRESENT: Rick Taintor, Planning Director; Peter Rice, Deputy Director, Public Works; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Carl Roediger, Deputy Fire Chief; Frank Warchol, Police Department

I. OLD BUSINESS

A. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Site Plan Approval to construct a 4-story 27,000 ± (footprint) mixed use building with commercial use on the 1st floor, 70 residential units on the 2nd – 4th floors and parking spaces on the ground floor level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD). (This application was postponed at the April 30, 2013 TAC meeting.)

Voted to **postpone** to the July 2, 2013 TAC meeting.

II. NEW BUSINESS

A. The application of the **RLD Revocable Trust and the AMD Revocable Trust, Owner**, for property located at **3201 and 3203 Lafayette Road**, requesting Preliminary and Final Subdivision approval to subdivide one lot into four lots as follows:

- a. Proposed Lot 1 consisting of 6.02 acres and 561' of continuous street frontage.
- b. Proposed Lot 2 consisting of 67.11 acres and 200' of continuous street frontage.
- c. Proposed Lot 3 consisting of 11.38 acres and 1084' of continuous street frontage.
- d. Proposed Lot 4 consisting of 123.97 acres and no street frontage (deeded easement for access and utilities).

Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway District where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required, the Rural (R) District where a minimum lot area of 5 acres and no continuous street frontage is required and the Garden Apartment/Mobile Home (GA/MH) district where a minimum lot area of 15,000 s.f. and no continuous street frontage is required. (This application was postponed at the May 16, 2013 Planning Board meeting and referred to TAC for review.)

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

1. The applicant shall prepare an Inflow and Infiltration Control Plan and shall submit it to the Department of Public Works for review and approval prior to the recording of the final plat. The Control Plan shall be prepared in accordance with the “Guidelines for Performing Infiltration/Inflow Analyses and Sewer System Evaluation Survey,” Revised January, 1993, Massachusetts Department of Environmental Protection (available at: <http://www.mass.gov/dep/water/laws/iiguidln.pdf>), and shall include a remediation plan with an implementation schedule and estimated implementation costs. Implementation of the Control Plan according to the approved schedule shall be a condition of the Subdivision Agreement, and security shall be provided in a form and amount approved by the City.
2. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
3. GIS data shall be provided to the Department of Public Works in the form as required by the City.
4. The final plat and all deeds and easements shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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B. The application of **Seacoast Trust, LLP, Owner**, for property located at **150 Route One Bypass**, requesting Site Plan Approval to place a 10’ x 60’ mobile diagnostic coach on a concrete pad in front of the existing medical building with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 Lot 58 and lies within the Single Residence B (SRB) District.

Voted to **recommend** Site Plan Approval

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C. The application of **Michael De La Cruz, Owner**, for property located at **75 Congress Street**, requesting Site Plan Approval to convert 3rd floor interstitial space and attic storage space to 4th floor office and storage space, with associated site improvements. Said property is shown on Assessor Map 117 as Lot 5 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD).

Voted to **recommend** Site Plan Approval with the following stipulations:.

1. A letter from James Petersen shall be provided with the delta associated with the water use and a capacity use surcharge, if appropriate.
 2. The applicant shall prepare a Construction Management & Mitigation Plan for review and approval by the City’s Legal and Planning Departments.
 3. A manual push bar release system shall be added to the Vaughan Mall gate.
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D. The application of **143 Daniel Street, LLC, Owner**, and **Steven P. Wilson, Applicant**, for property located at **143 Daniel Street**, requesting Site Plan Approval to add a 2 ½ story addition over the existing “gym” and construct a new 60’ x 40’ 3-story addition on the existing parking lot for the development of a mixed use building including commercial use, 14 residential units and 18 lower level parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 19 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD).

Voted to **recommend** Site Plan Approval with the following stipulations:

1. Elevations shall be added to the Site Plans along with calculations to show how the drainage will work.
2. A proposed location for a grease trap shall be added to the Site Plans.
3. The granite curbing will be continued on the radius of the tipdowns.
4. The brick orientation shall be consistent with City standards.
5. A determination will be made by DPW regarding the addition of any street lights on Chapel Street.
6. Turning templates for the internal parking shall be provided for review and approval by DPW.
7. The handicapped parking space in the new building shall be moved closer to the elevator.
8. The Parking Plan shall be revised so that the orientation is consistent with the other sheets in the plan set.
9. A certified NH engineer’s stamp shall be added to the Site Plans.
10. A Construction Management and Mitigation Plan shall be prepared by the applicant for review and approval by the City Legal and Planning Departments.
11. The emergency exit door for the new parking area and the exit door for the storage room in the original building shall both be reversed to swing out (rather than in).
12. At the lower parking area exit, the apron shall be cut at one side of the sidewalk and brick extended over to the other side of the sidewalk.
13. The following note shall be added to the Site Plan: 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.

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E. The application of **Eport Properties 1, LLC** and **The Aland Realty Group, Owners**, for property located at **173 & 175 Market Street**, requesting Site Plan Approval to construct a 5-story 3,981 s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 10 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 118 as Lots 3 & 4 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

Voted to **postpone** to the July 2, 2013 TAC meeting.

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F. The application of **North Mill Realty Trust, Dave Parent, Trustee, Owner, and 3S Artspace, Applicant**, for property located at 319 Vaughan Street, requesting Amended Site Plan Approval to revise the layout of the entrances, patio and utility locations, and to add bike racks and screening for the transformer, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 1245 as Lot 9 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

Voted to **recommend** Site Plan Approval, as presented, with the following stipulations:

1. All stipulations from the original Site Plan approval on February 16, 2013 shall remain in full force.
2. The Site Plan which was presented at the TAC public hearing included the slight relocation of the transformer.

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III. ADJOURNMENT was had at approximately 3:36 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department