

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**9:00 AM**

**JANUARY 7, 2014**

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

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Carl Roediger, Deputy Fire Chief; Michael Schwartz, Captain, Police Department

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**I. OLD BUSINESS**

A. The amended application of **2422 Lafayette Road Associates, LLC**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District. (This application was postponed at the December 3, 2013 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC meeting on February 4, 2014.

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B. The application of **Carol S. and Joseph G. McGinty, Owners**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 30,000 s.f. to 28,363 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 24 on Assessor Map 170 increasing in area from 181,725 s.f. to 183,362 s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.) (This application was postponed at the December 3, 2013 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC meeting on February 4, 2014.

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C. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into five separate lots ranging in size from 15,500 s.f. (0.36 acre) to 352,414 s.f. (8.09 acres), and all with a minimum of 100 ft. of continuous frontage on the proposed public right-of-way. Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the December 3, 2013 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC meeting on February 4, 2014.

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D. The application of **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a rain garden of which a portion is within the wetland buffer, with 3,120 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 170 as Lot 24 and lies within the Single Residence B (SRB) District. (This application was postponed at the December 3, 2013 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC meeting on February 4, 2014.

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**II. NEW BUSINESS**

A. The application of the **Hill Hanover Group, LLC, Owner and Deer Street Associates, LP, Applicant**, for properties located at **181 Hill Street and 317-339 Hanover Street**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 125, Lot 14 decreasing in area from 38,305 s.f. to 16,127 s.f. with no change in street frontage; and
- b. Assessor Map 138, Lot 62 increasing in area from 20,574 s.f. to 42,752 s.f. with no change in street frontage.

Said properties lie within the Mixed Residential Office (MRO) and Mixed Residential Business (MRB) Districts where the minimum lot area is 7,500 s.f. (This application was referred by the Planning Board at the December 19, 2013 meeting).

Voted to **recommend** Preliminary and Final Subdivision approval.

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B. The application of **Strawbery Banke, Inc., Owner**, for property located off **Washington Street**, requesting Site Plan Approval to construct a 12,500 s.f. seasonal ice skating rink with an 8' x 10' transformer, a 25' x 10' rink chiller and a 25' x 60' concession pavilion, 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 (MRO) District and the Historic District.

Voted to **postpone** to the next regularly scheduled TAC meeting on Tuesday, February 4, 2014.

Discussion points of the public hearing:

1. The applicant should consider opening the gate on Puddle Lane so that there is access to Marcy Street to improve vehicular circulation as well as pedestrian access into the site, and potentially for fire access in the event of an emergency.
2. The applicant should add notes to the Hancock Street parking lot to show the circulation pattern on the Existing Conditions Plan.
3. The Traffic Impact Report should be updated. Instead of the ITE numbers the report should be based on a more local example (i.e., Durham) and most importantly look at the seasonal impacts versus the year-round with the museum in the summer.
4. There should be a screening detail added for the location, density, height and planting material for the Hancock Street parking lot and there should be a re-evaluation of the use of a 36" or 42" fence in lieu of a landscape buffer.
5. A full lighting analysis should be completed, making sure that foot candles and the Zoning Ordinance requirements are met for the proposed lighting on the rink and any of the associated buildings. Fixtures must be dark sky compliant.
6. The existing and proposed parking lots should be evaluated based on the public discussion and comments.
7. A detail of the chiller enclosure should be completed.
8. The applicant should have the Noise Impact Study fully updated, based on public discussion and comments, and to include all noise generating equipment and cumulative noise impacts.
9. TAC recommends an independent third party review of the noise analysis, to confirm that it is within the requirements of the existing Zoning Ordinance and Site Plan Regulations.
10. As a footnote to the above items, staff should consider measures and methods to improve enforcement over time (i.e., monitoring plan). A temporary trial use with a one year review may be a consideration for the hours of operation and/or the hours of amplified music, in addition to potentially reducing the length of the hours of both activities.
11. Referencing the Circulation Plan for the parking lot, it would be helpful to understand when the reserve parking area is used and how the traffic will circulate. In addition to the turning movements, it would be helpful to add arrows showing directional flow.
12. A comparison of daytime and nighttime noise summaries should be included in the Noise Impact Study to confirm they are in compliance with the Zoning Ordinance.
13. A summary should be prepared, explaining the levels of staffing and what their responsibilities would be, to help with safety issue concerns and how overall use will be monitored.
14. The applicant should consider the feasibility of limiting the hours of operation to possibly five days per week and less than 12 hours per day in order to address concerns about noise and light impacts.

15. The applicant should consider reconfiguring the proposed schedule and possibly changing the hours of some functions to make them earlier in the day to allay some concerns about late night noise.
16. The parking was devised to meet the zoning requirements in terms of the capacity of the rink, but the issue was raised by several people about sufficient parking on the special event nights. Questions were raised about what type of parking demands there will be and about buses. The parking analysis should address the worse case scenario for those three or four nights during the season when there are special events.
17. Part of understanding the need for lighting in the reserve parking lot would be a study of the existing lighting levels in that area, along with an assessment of the 30' – 40' high light pole on Hancock Street. It would be helpful for the applicant to take a light meter to that general area so they know what the existing conditions are prior to the next meeting.

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**III. ADJOURNMENT** was at approximately 11:18 a.m.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary