

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JUNE 30, 2015

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Portsmouth Fire Department; and Chris Roth, Portsmouth Police Department

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I. OLD BUSINESS

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and Lot 1-8B and lie within the Office Research (OR) District. (This application was postponed at the June 2, 2015 TAC meeting.)

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

- (1) The plan set shall be revised as follows:
 - (a) The parking spaces in the lower level under the Phase 2 parking deck shall be reconfigured to be exclusive of the width of the support columns.
 - (b) A plan for long-term maintenance of the gravel wetland shall be added to the plans.
 - (c) The applicant shall provide additional bicycle parking facilities (5%-10% of vehicle parking is recommended; plan currently shows only 2.6%).
- (2) The location of soil borings shall be shown on a plan, and boring logs shall be provided for review prior to the Planning Board meeting.

- (3) The applicant shall reconstruct the sidewalk on Portsmouth Boulevard between Commerce Way and Market Street (preferred option) or shall contribute \$42,000 to the City for the sidewalk reconstruction.
- (4) Prior to the issuance of a building permit, the applicant shall provide documentation and an affidavit from the project architect demonstrating to the satisfaction of the Planning Department that the Phase 1 and Phase 2 buildings will comply with the height standards of the Zoning Ordinance.
- (5) The applicant shall videotape construction routes to the project prior to the initiation of site work, and shall be responsible for repairing any damage during construction. The site plan security shall be sufficient to cover any such repair.
- (6) The Construction Management and Mitigation Plan shall include specific provisions to address the displacement of required parking spaces during Phase 2 construction.

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B. The application of **Loyal Order of Moose, Lodge 444, Owner, and Chinburg Development, LLC, Applicant**, for property located at **1163 Sagamore Avenue**, requesting Site Plan Approval for the demolition of existing building and the construction of 11 single family dwellings and a private roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District. (This application was postponed at the June 2, 2015 TAC meeting.)

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

- (1) The plan set shall be revised as follows:
 - (a) The driveway and sidewalk shall be shifted away from the lot line adjacent to 1155 Sagamore Avenue (Map 224, Lot 18) to the extent possible in order to preserve a landscaped buffer.
 - (b) A catch basin shall be added on the east side of the driveway at the low point (opposite CB #2), draining into proposed detention pond #1.
 - (c) The drainage from the proposed rain gardens across the City-owned parcel (Map 223, Lot 25-B) shall be modified by adding a rock-lined channel down to the wetland line with a second plunge pool at the end. The final design shall be subject to approval by the Department of Public Works.
 - (d) The private water main in the driveway shall be polybagged to protect from corrosion.

- (e) The propane tanks for lots #5, #9 and #10 shall be set further back from the edge of the driveway to protect above-ground elements from damage by snowplows, and the location of the propane tank for lot #4 shall be added to the plans with an appropriate setback from the driveway.
 - (f) A public access trail to the trail system on the adjoining City-owned parcel, as shown on the sketch submitted at the June 30 TAC meeting, shall be added to the plans, along with signage indicating public access at the end of the sidewalk at Sagamore Avenue and at the beginning of the trail at the sidewalk.
 - (g) The plan set shall include the locations of the proposed drainage easement(s) across the City-owned parcel, and a public access easement along the sidewalk from Sagamore Avenue to the trailhead and along the trail to the property line.
- (2) The applicant shall confirm with the Fire Department whether a second water service is needed to each dwelling for the sprinkler system, and shall modify the Utility Plan if required.
 - (3) The final sewer design shall be subject to approval by the Department of Public Works through the sewer permit process.
 - (4) A plan for long-term maintenance of the drainage improvements shall be incorporated into the condominium documents and shall be subject to review and approval by the City Attorney.
 - (5) The public access easement along the sidewalk and trail and the drainage easement(s) on the City-owned parcel shall be subject to approval by the City Attorney and the City Council and shall be recorded at the Registry of Deeds prior to the issuance of a building permit.
 - (6) Approval shall be contingent on approval by the New Hampshire Department of Transportation of the improvements in the state right-of-way and recording of any easement required to complete such improvements prior to the issuance of a building permit.

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C. The application of **One Way Realty, LLC, Owner, and 406 Highway 1 ByPass, LLC, Applicant**, for property located at **406 Route 1 By-Pass**, requesting Site Plan Approval to demolish the existing building and construct a new 3-story building (brewery, pub and office) with a footprint of 5,857 ± s.f. and gross floor area of 20,033 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 172 as Lot 2 and lies within the Industrial (I) District. (This application was postponed at the June 2, 2015 TAC meeting.)

Voted to **postpone** to the August 4, 2015 TAC meeting.

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II. NEW BUSINESS

A. The application of **Amba Realty, LLC, Owner**, for property located at **806 Route 1 By-Pass**, requesting Site Plan Approval to expand the first floor of an existing building by 5,150 ± s.f. (footprint and gross floor area) for proposed retail use and add a new second floor with 4,450 ± s.f. (footprint and gross floor area for proposed office use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lot 43 and lies within the Business (B) District.

Voted to **postpone** to the August 4, 2015 TAC meeting.

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B. The application of **Two International Construction, Inc., Applicant**, for property located at **85 New Hampshire Avenue**, to construct a two story office building with a footprint of 14,400 ± s.f. and gross floor area of 28,800 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 306 as Lot 3 and lies within the Airport Business Commercial (ABC) District.

Voted to **postpone** to the August 4, 2015 TAC meeting.

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III. ADJOURNMENT was had at approximately 3:40 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary