

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**AUGUST 4, 2015**

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

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; 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 Michael Schwartz, Portsmouth Police Department

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**I. OLD BUSINESS**

A. 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 30, 2015 TAC meeting.)

Voted to **postpone** to the September 1, 2015 Technical Advisory Committee Meeting.

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B. 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. (This application was postponed at the June 30, 2015 TAC meeting.)

Voted to **postpone** to the September 1, 2015 Technical Advisory Committee Meeting.  
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C. The application of **Two International Construction, Inc., Applicant**, for property located at **85 New Hampshire Avenue**, requesting Site Plan approval 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. (This application was postponed at the June 30, 2015 TAC meeting.)

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

1. The final drainage analysis shall be submitted to the Department of Public Works for approval prior to the Planning Board meeting.
2. The handicap parking spaces shall be relocated to the front of the building.
3. The generator shall possess double-belly containment.
4. The applicant shall have a site survey (radio strength test) conducted by a radio communications carrier approved by the City’s communication division. The radio communications carrier must be familiar and conversant with the police and radio configuration. If the site survey indicates it is necessary to install a signal repeater either on or near the proposed project, those costs shall be the responsibility of the property owner. The applicant shall be required to pay for the site survey whether or not the survey indicates a repeater is necessary. The owner shall coordinate with the supervisor of radio communications for the City. The survey shall be completed and the repeater, if determined it is required, shall be installed prior to the issuance of Certificate of Occupancy.
5. Following the first freeze/thaw cycle, the applicant shall mill and overlay New Hampshire Avenue to 10 feet on either side of the previous and proposed utility work in front of buildings 1 and 4.

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**II. NEW BUSINESS**

A. The application of **Pauline M. Dowd, Owner**, and **Norwich Investments, LLC, Applicant**, for property located at **288 Peverly Hill Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into five lots, all with frontage on a private driveway/cul-de-sac, as follows:

1. Proposed Lot 1 having an area of 222,316± sq. ft. (5.10 acres);
2. Proposed Lot 2 having an area of 348,938± sq. ft. (8.01 acres);
3. Proposed Lot 3 having an area of 15,178 ± sq. ft. (0.35 acres);
4. Proposed Lot 4 having an area of 15,046± sq. ft. (0.35 acres); and
5. Proposed Lot 5 having an area of 15,051± sq. ft. (0.35 acres)

Said property is shown on Assessors Map 255 as Lot 8 and is located in the Single Residence A (SRA) District which requires a minimum lot size of 1 acre (43,560 sq. ft.) and 150 ft. of continuous street frontage.

Voted to **postpone** to the September 1, 2015 Technical Advisory Committee Meeting.

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B. The application of **Hillcrest at Portsmouth, LLC, Owner**, for property located at **3201 Lafayette Road**, requesting Site Plan approval to replaced up to 80 manufactured homes over the next 10 years, to create a 20' x 20' yard waste compost site, and to create 5 new pad sites for future homes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway (G) District, Garden Apartment/Mobile Home (GA/MH) District and Rural (R) Districts.

Voted to **postpone** to the September 1, 2015 Technical Advisory Committee Meeting.

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C. The application of **Dilorenzo Lafayette Ledgewood Real Estate, LLC, Owner, and Tuscan Brands, LLC, Applicant**, for property located at **581 Lafayette Road**, requesting Site Plan approval to renovate an existing 14,366 s.f. building with two additions to the front (one 8' x 10' addition and one 8' x 36' addition), one addition to the rear (10' x 80' addition), and two outdoor seating areas ( one 1,277 s.f. area in the front and one 1,261 s.f. seating area to the side), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8B and lies within the Gateway (G) District.

Voted to **postpone** to the September 1, 2015 Technical Advisory Committee Meeting.

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D. The application of **Tanner Bridge Development, LLC, Owner**, for property located at **40 Bridge Street**, requesting Site Plan approval to demolish the existing building and construct a three-story, 5,590 s.f. mixed-use building with 10 below grade parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 52 and lies within Character District 4 (CD4), Downtown Overlay District (DOD), Mixed Residential Office (MRO) District and Historic District.

Voted to **postpone** to the September 29, 2015 Technical Advisory Committee Meeting.

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E. The application of **233 Vaughan Street, LLC, Owner, and Chinburg Builders, Applicant**, for property located at **233 Vaughan Street**, requesting Amended Site Plan approval for changes to driveway and walkway configurations, landscaping and screening, surface materials, fencing, and locations of transformers and dumpster, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District and the Historic District.

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

1. The plan set shall be revised as follows:
  - (a) Correct the dimensions of the sidewalk along the railroad right of way and the site driveway.
  - (b) Correct Sheets C1 and C2 so that they match each other (for example, adjust the location and dimensions of the sidewalk adjacent to the fence).
  - (c) Revise the gate swing on the sidewalk so that it opens toward the street.
  - (d) Ensure that the brick sidewalk is a minimum of 4' wide at all points from the building doorways to the street.
  - (e) Change the surface inside the transformer enclosure to crushed stone.
  - (f) Show the location of the exterior drain for the fire suppression system.
2. The applicant shall construct the brick sidewalk in front of the transformer to City standard (change "Future Sidewalk" note on C1).

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F. The application of **30 Maplewood, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Amended Site Plan approval for the following: repositioning of the switching vault, elimination of a basement under the new addition, elimination of two outdoor patios, relocation of building entrances and walkways, relocation of bicycle racks, elimination of two grease traps, relocation of condenser units to the roof, redesign of the Hanover/Bridge Street patio, addition of a fenced in utility area on the Bridge Street side, change in walkway surface material and removal of a tree, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Character District 4 (CD4) District, Downtown Overlay District (DOD), Central Business B (CBB) District, and the Historic District.

Voted to **postpone** to the September 1, 2015 Technical Advisory Committee Meeting.

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**III. ADJOURNMENT** was had at approximately 5:10 pm.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary