

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

SEPTEMBER 1, 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

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 August 4, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on September 29 2015.

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 August 4, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on September 29 2015.

C. 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. (This application was postponed at the August 4, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on September 29 2015.

.....

D. 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. (This application was postponed at the August 4, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on September 29 2015.

.....

E. 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. (This application was postponed at the August 4, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on September 29 2015.

.....

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. (This application was postponed at the August 4, 2015 TAC meeting.)

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

Conditions subsequent (to be completed prior to release of site plan security)

1. Sheet C5 - Amended Utility & Grading Plan shall be revised as follows:
 - (a) In Note 4, change the specification for the electrical control cabinet from Hoffman fiberglass to a Type M aluminum cabinet meeting the City's current standards.
 - (b) Add an LED light to be mounted on the mast of the mast arm at the intersection of Maplewood Ave. and Hanover St., to illuminate the handicap ramp at that location.
 - (c) Show locations for two additional potential grease traps, should they be required in the future (previously approved locations may be appropriate).
 - (d) Add the conduits in the sidewalks for the new street lights.
2. The benches on the Maplewood Ave. side of the building shall be changed to all black.
3. Once work on the public sidewalk begins, disruption of the sidewalk shall be limited to 30 days.
4. Should construction on the second building on the site not proceed during 2016, the "5' wide temporary asphalt sidewalk" crossing the site between Maplewood Avenue and Bridge Street shall be replaced with the permanent concrete sidewalk previously approved for the site.
5. Sheet C2 – Layout & Landscaping Plan shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

.....

II. NEW BUSINESS

A. The application of **319 Vaughan Street Center, LLC, Owner**, for property located at **319 Vaughan Street**, requesting Amended Site Plan approval for landscape revisions and relocation of the exterior dumpster enclosure, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Downtown Overlay District (DOD), Central Business A (CBA) District, and the Historic District.

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

1. Prior to having the application placed on the Planning Board agenda, the applicant shall provide the following documentation to the Planning Department:
 - (a) A letter from Eversource approving the design, location and operation of the transformer enclosure.
 - (b) A detail for the street light bases, which shall be forwarded to DPW for approval.
 - (c) Drawings for HDC amended approval which comply with the amended site plans.
2. If the street lights shown on the site plan are not installed and working prior to December 1, 2015, the site plan security shall be called by the City for the purpose of completing the work.
3. If the City Council does not grant a lease or license for the trash enclosure by December 1, 2015, the trash enclosure shall be removed immediately thereafter and all trash facilities shall be relocated off City property.

.....

III. ADJOURNMENT was had at approximately 4:30 pm.

.....

Respectfully submitted,

Jane M. Shouse
Acting Secretary