

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

SEPTEMBER 29, 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 **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. (This application was postponed at the August 4, 2015 TAC meeting.)

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

1. Revisions to be made to the plan set prior to Planning Board action:

- a. The City's Parking Manager and Transportation Staff shall determine whether the existing multi-space kiosk should be replaced with single-space meters with bike attachment points. If so, these shall be added to the plan and installed by the applicant.
- b. The plan shall be amended to show interior bike racks if proposed.
- c. The exterior bike racks shown on the plan shall be revised to represent real dimensions and capacity.
- d. Details for lighting fixtures shall be added to the Site Plan.
- e. The plan shall include an audible warning for pedestrians at the garage driveway, with adjustable volumes to minimize noise at night.
- f. The applicant shall submit a letter from Eversource approving the location and configuration of the transformer.

2. Revisions to be made following Planning Board action:

- a. The final details on the method of supplying electricity to the building shall be approved by the Department of Public Works.

- b. The final details on the Fairpoint/Comcast service to the building shall be approved by the Department of Public Works.
- c. The final details for water, sanitary sewer and stormwater utilities shall be approved by the Department of Public Works as part of the permit process for each utility.
- d. The Planning Board should determine whether it is appropriate to install street lights in this area. If so, the final locations and type of lighting shall be approved by the Department of Public Works.
- e. Sign types and locations for parking warning signs shall be approved by the City

3. Construction management

- a. The Construction Mitigation and Management Plan shall address blasting and vibration monitoring for the historic structures close to the site.
- b. Utility work to be done by the City shall be done on the City's timeline, which is uncertain because funding is not guaranteed. If the project needs the utilities earlier than the City's timeline, the developer will pay the cost.

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B. 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 September 1, 2015 TAC meeting.)

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

1. Revisions to be made to the plan set prior to Planning Board action:

- a. A note shall be added to the Sheet C2 (to be recorded) stating that:
 - The property is being approved using private utilities, and the City shall not be liable to pay for, provide or maintain these private utilities.
 - If a utility service to the property is revoked by a private party, the owner shall be responsible for the cost of creating alternative access to the municipal water and sewer systems.
- b. A landscaped strip shall be provided along the northwest property line with an overriding easement to allow for future sidewalk use in connection with the development of the adjoining site. The landscape strip shall be a full 7-8 feet in width, requiring the loss of 3 parking spaces.
- c. Sheets C3 and L1 shall be revised to be consistent with Sheet C2 regarding the tipdown along the accessible parking space.
- d. On Sheet L1, the Burning Bush, which is an invasive species in New Hampshire, shall be replaced with an acceptable species.
- e. Sheet L1 shall include the latest revision date.
- f. On the Site Lighting Layout (unnumbered sheet following L2 in the plan set), all exterior lighting shall be specified as dark sky compliant, and details for the fixtures shall be provided.

- g. A detail shall be provided for the sewer manhole.
- h. On Sheet D1, detail D, an appropriate mix design shall be specified.
- i. On Sheet D4, detail T shall be removed, because concrete encasement of a sewer line crossing a water line is not allowed.

2. Revisions to be made following Planning Board action:

- a. The applicant shall TV the sewer line to the main to verify that the sewer is acceptable for re-use. The video inspection shall be delivered to the Department of Public Works for review and approval.
- b. The project requires an industrial discharge permit issued by the Department of Public Works, and shall be subject to the requirements of the permit which may involve surcharge or testing requirements.
- c. The project requires additional permits for utilities to be issued by the Department of Public Works, which may take precedence over these plans for water and sewer.

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C. 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 September 1, 2015 TAC meeting.)

Voted to **postpone** review of the Site Plan Application for November 3, 2015.

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D. 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 September 1, 2015 TAC meeting.)

Voted to **postpone** review of the Subdivision Application for November 3, 2015.

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E. The application of **Hillcrest at Portsmouth, LLC, Owner**, for property located at **3201 Lafayette Road**, requesting Site Plan approval to replace 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 September 1, 2015 TAC meeting.)

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

1. Zoning compliance:

- a. The site plan approval shall be subject to a future Zoning Ordinance amendment to be adopted by the City Council to allow manufactured housing, including standards as to separation of structures, coverage, etc. Should elements of the site plan not comply with the zoning amendment that is ultimately adopted, the plan shall be amended to comply.

2. Revisions to be made to the plan set prior to Planning Board action:

- a. A plan for maintenance of the individual rain gardens shall be provided for review and approval by the Environmental Planner.
- b. The new pocket park shall be added to the site plan.
- c. A report shall be provided regarding management of invasive species.

3. Revisions to be made following Planning Board action:

- a. The applicant shall define the extent of site development areas and costs for the purpose of revising the Site Plan application fee.
- b. The applicant will be responsible for any costs for eliminating excess infiltration and inflow beyond what is covered by the prior subdivision approval.
- c. Fire hydrants are to be tested yearly to ensure that all are working at all times.
- d. The owner shall address any remaining sewer infiltration and inflow issues that have not been completely addressed by the prior owner under the subdivision approval.

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F. 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 September 1, 2015 TAC meeting.)

A. Voted to **recommend approval** of a waiver from the Site Plan Regulations, Section 3.3.2(3), to allow two driveways on the lot.

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

1. Revisions to be made to the plan set prior to Planning Board action:

Sheet C3 – Site Layout Plan:

- a. Add a pedestrian connection to the sidewalk in the State right-of-way in front of the property, and delete the “Alternate Sidewalk Connection” (replace with landscaping).
- b. Add fencing around the outdoor dining and bocce areas.
- c. Change the orientation of the dumpster to be parallel to the property line.
- d. Review the location of the bike racks to be appropriate for bicycle access.

Sheet C4 – Utility Plan:

- e. The sewer should connect to the existing manhole: remove Alternate #1 from the plan.
- f. The aged CMP drain pipes should be replaced or slip lined.
- g. Specify a pavement mix design.

Sheet C5 – Grading, Drainage and Erosion Control Plan:

- h. Provide a detail for the proposed drain bypass structures.
- i. Address miscellaneous drafting issues related to utilities identified during the TAC hearing.

Sheet LP1 – Lighting Plan:

- j. Reduce the height of the luminaires to 20 feet
- k. Add a note stating that the fixtures will be dark sky compliant.

2. Revisions to be made following Planning Board action:

- a. The applicant shall prepare a traffic study covering Lafayette Road from the Route 1 Bypass to Greenleaf Avenue for review and approval by the Traffic Engineer. Any improvements identified in the study shall be completed by the applicant as part of the project.
- b. The applicant shall have the drainage pipes reviewed and televised if necessary.
- c. Final sewer and utility permits are to be approved through Department of Public Works.

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II. NEW BUSINESS

A. The application of **Eport Properties 1, LLC, and The National Society of Colonial Dames, Owners, and Aland Realty Group, Applicant**, for property located at **173-175 Market Street and 165 Ceres Street**, requesting Amended Site Plan approval to construct a 5-story, 3,616 ± s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 6 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 & 5, and lies within Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

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

1. Revisions to be made to the plan set prior to Planning Board action:

- a. The plan shall show two sewer laterals with backflow prevention (one for the lower floor, and another for the upper floors) attached to the main outside the building. There shall be no connection to the sewer main within the building.
- b. The plan shall show a location for a grease trap on the applicant's property.
- c. The plan shall include an acknowledgement that the utility pole on the Market Street sidewalk is too close to the corner of the new building to guarantee that the building will not be impacted by sidewalk plows. The applicant shall design the building to be robust enough to withstand a minor impact from a plow.
- d. The applicant shall install an audible warning for exiting the parking garage

2. Revisions to be made following Planning Board action:

- a. A written easement shall be provided to the City for the sewer line through the building.
- b. A legal agreement shall be provided indemnifying the City in case of a break in the sewer line passing through the building.
- c. The bike rack shall be provided by the applicant at a location to be determined by the City.

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III. ADJOURNMENT was had at approximately 6:07 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary