

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

FEBRUARY 2, 2016

**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; Frank Warchol, Acting Deputy Police Chief

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I. OLD 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. (This application was postponed at the January 5, 2016 TAC meeting.)

Voted to **postpone** Site Plan Review to the next regularly scheduled TAC meeting on March 1, 2016.

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B. The application of **Borthwick Forest, LLC, KS Borthwick, LLC, Atlantic Star Communications, HCA Realty, Inc., and Jackson Gray Condominium Association, Owners**, for property located **off Islington Street and Borthwick Avenue**, requesting Preliminary and Final Subdivision Approval as follows:

1. To consolidate the following four lots:
 - a. Lot 25 as shown on Assessor Map 241 having an area of 22.807 ± acres,
 - b. Lot 26 as shown on Assessor Map 241 having an area of 4.927 ± acres,
 - c. Lot 113 as shown on Assessor Map 233 having an area of 13.815 ± acres,
 - d. Lot 112 as shown on Assessor Map 233 having an area of 0.732 ± acre;and to re-subdivide the consolidated lot into two new lots and a public right-of-way as follows:
 - a. Proposed Lot “25/26” having an area of 25.523 ± acres and 979.37 ± feet of continuous frontage on a proposed street,
 - b. Proposed Lot “112/113” having an area of 15.404 ± acres and 981.09 ± feet of continuous frontage on a proposed street,

- c. Proposed City right-of-way having an area of 1.354 ± acres.
- 2. For a Lot Line Revision, to create a public right-of-way, as follows:
 - a. Lot 2-2 as shown on Assessor Map 240 decreasing in area from 4.978 ± acres to 4.584± acres with 571.58 feet of continuous frontage on Borthwick Avenue,
 - b. Lot 7-4A as shown on Assessor Map 234 decreasing in area from 9.085 ± acres to 8.639 ± acres with 1,127.14 ± feet of continuous frontage on Borthwick Avenue,
 - c. Proposed City right-of-way having an area of 0.840 ± acre.
- 3. For a Lot Line Revision, to create a public right-of-way, as follows:
 - a. Lot 114 as shown on Assessor Map 233 decreasing in area from .404 ± acres to 0.261 ± acre, with 116.54 feet of continuous frontage on Islington Street,
 - b. Proposed City right-of-way having an area of 0.143 ± acre.

The application also proposes to relocate and dedicate to the City as public rights-of-way two separate 60-foot rights-of-way across land owned by the Boston & Maine Railroad, which in conjunction with the above subdivision and lot line revisions will result in a new City street between Borthwick Avenue and Islington Street with a total length of 1,830 ± lf and a total right-of-way area of 2.642 ± acres. Said properties are located in the Office Research (OR) District which requires a minimum lot size of 3 acres and 300' of continuous street frontage and Lot 114 as shown on Assessor Map 233 is in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100' of continuous street frontage. (This application was postponed at the January 5, 2016 TAC meeting.)

Voted to **postpone** Site Plan Review to the next regularly scheduled TAC meeting on March 1, 2016.

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C. The application of **HCA Realty, Inc., Owner**, for property located **off Borthwick Avenue**, and **Jackson Gray Condominium Association**, for property located at **330 Borthwick Avenue**,, requesting Site Plan Approval for the reconfiguration of an existing parking area and construction of a roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 234 as Lot 7-4-A and Assessor Map 240 as Lot 2-2 and lie within the Office Research (OR) District. (This application was postponed at the January 5, 2016 TAC meeting.)

Voted to **postpone** Site Plan Review to the next regularly scheduled TAC meeting on March 1, 2016.

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D. The application of **New England Glory, LLC, Owner**, for property located at **525 Maplewood Avenue**, requesting a variance from the Board of Adjustment to create two lots where one currently exists. This matter was referred to the Technical Advisory Committee by the Board of Adjustment at their September 15, 2015 meeting for a recommendation on the variance request based on the number and location of dwelling units proposed for each lot, a plan for access and circulation proposed for both lots, and a rendering of the proposed building. Said property is shown on Assessor map 209 as Lot 85 and lies within the General Residence A (GRA) District. (This application was postponed at the January 5, 2016 TAC meeting.)

Voted unanimously to report as follows:

- (1) Number and location of dwelling units proposed for each lot: TAC does not have an objection to the number and location of dwelling units as presented, with the caveat that the Committee did not look at the criteria for the special exception that is now required for construction of 4 dwelling units on a lot (per an amendment to the Zoning Ordinance adopted by the City Council on November 17, 2014).
- (2) Access and circulation for both lots: TAC recommends the access plan as presented, including any additional variances for driveway and access widths and any further variances that may be needed to achieve that plan. This recommendation incorporates the JSA report dated 1/24/2012 regarding the structure of the bridge and improvements that are required prior to the addition of any dwelling units and the implementation of this project.
- (3) Rendering of the proposed building: TAC recommends as follows:
 - (a) The building façade should be revised to a forecourt design to break up the massing of the structure;
 - (b) The rear retaining wall should be terraced if possible and should be faced with stone to match the design of the walls at the Cutts Mansion; and
 - (c) The front retaining wall should be faced with natural stone.

Please note the following:

- (1) The TAC recommendations are based on the plan set submitted to the Planning Department on January 13, 2016, with a last revision date of 01/15/16.
- (2) The TAC review was limited to the three issues referred to it by the Zoning Board of Adjustment.
- (3) If the requested variance and special exception are granted, the applicant will need to apply to the Planning Board for subdivision approval to create the new building lot, and for site plan approval for both lots. This report to the ZBA should not be construed as preliminary approval of either application, as additional issues will be considered at that time.

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E. The application of the **City of Portsmouth, Owner, and Prescott Park Arts Festival, Applicant**, for property located on **Marcy Street (Prescott Park)**, requesting Site Plan Approval to demolish the existing stage and sound booth and replace them with a new 3,145 s.f. stage with a deck and a 45' high canopy, and a new 8' x 8' sound booth, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lots 1, 3-2 and 3-5 and lies within the Municipal (M) District and the Historic District. (This application was postponed at the January 5, 2016 TAC meeting.)

Voted to **postpone** Site Plan Review to the next regularly scheduled TAC meeting on March 1, 2016.

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II. NEW BUSINESS

A. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Site Plan Approval for the partial demolition of two existing retail buildings, the construction of a proposed 4-story, 94-unit residential building with a footprint of 28,700 ± s.f. and gross floor area of 112,550 ± s.f., the construction of a 1-story 2,000 ± s.f. restaurant and a 1-story 5,920 ± s.f. retail building, and reconfiguration of the existing parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

Voted to **postpone** Site Plan Review to the reconvened TAC meeting on February 9, 2016.

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B. The application of **Scott Mitchell, Owner**, for property located at **2839 Lafayette Road and abutting vacant lot**, requesting Site Plan Approval for the demolition of two existing buildings and the construction of a proposed 70' x 46' bank building with drive-thru, with a footprint of 3,038 ± s.f. and gross floor area of 3,838 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 286 as Lots 178 & 19 and lie within the Gateway (G) District.

Voted to **postpone** Site Plan Review to the reconvened TAC meeting on February 9, 2016.

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III. ADJOURNMENT was had at approximately 4:35 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary