

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

APRIL 5, 2016

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Juliet Walker, Transportation Planner; Jessa Berna, Planner I; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Portsmouth Fire Department; Frank Warchol, Portsmouth Police Department; Robert Marsilia, Chief Building Inspector

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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 March 1, 2016 TAC meeting.)

Voted to **postpone indefinitely**.

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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 March 1, 2016 TAC meeting.)

Voted to **recommend Preliminary Subdivision Approval** with the following stipulations, which shall be completed prior to submission of an application for Final Subdivision Approval:

- 1. The applicant shall develop road, utility and bridge design plans to at least the 60 percent design level, including verification that the bridge can be built within the proposed right of way, and a compaction plan for the filled areas on the approaches to the bridge, and shall provide such plans to the Department of Public Works for review and comment. Note #11 on C-4A, notes #28 and #29 on Sheet C-6A, and any other relevant notes shall be adjusted to reflect this stipulation.
- 2. The applicant shall pay for the costs of an independent drainage study and an independent bridge design consultant, to review the applicant's drainage and bridge design and advise the City staff and Planning Board. The independent consultants shall be selected by the Department of Public Works with the approval of the applicant.
- 3. The review of existing and proposed easements by an independent surveyor shall be completed and reviewed by the Planning and Legal Departments, and any identified issues shall be addressed on the plans submitted for final approval.
- 4. The Construction Management and Mitigation Plan (CMMP) to be prepared for this project shall limit construction access to the Borthwick Avenue side of the site to the maximum extent possible, and a preliminary strategy to accomplish this shall be provided as part of the application for final approval.

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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 March 1, 2016 TAC meeting.)

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

1. Final utility designs shall be reviewed and approved by the Department of Public Works.
2. All easements shall be reviewed and approved by the City Legal Department.

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D. 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 March 1, 2016 TAC meeting.)

Voted to **postpone indefinitely**.

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E. 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. (This application was postponed at the March 1, 2016 TAC meeting.)

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

1. The drainage design shall be revised to bring the site into compliance with current design standards, including removing the daisy-chained catch basins or converting them to manholes and adding new catch basins. The final drainage design shall be reviewed and approved by DPW.
2. The final design of sewers and water mains shall be approved by the City Engineer.
3. The final fire pump system shall be approved by the City Engineer and the Fire Department.
4. A revised plan of entire site showing all hydrants shall be submitted for approval by the Deputy Fire Chief.
5. The final design of the electric infrastructure shall be reviewed by Eversource.
6. The three spaces adjacent to the diner (including two handicapped spaces) that back into the speed table and the two parking spaces that back into the intersection at the 99 Restaurant shall be removed or reconfigured to avoid hazards at these locations.
7. The two crosswalks at the front of the site shall be moved to the intersection with the main site driveway, in front of the stop bars.
8. The traffic study shall be revised to address new traffic movements and volumes on the Water Country access drive related to the three driveways, including all back-up data.
9. The applicant shall conduct pre- and post-construction bicycle and pedestrian counts in consultation with the Transportation Planner.

10. Sheet A1.22 (Roof Plan–Building Heights) shall be revised to include maximum allowed building height at each data point so that the magnitude of the requested waiver can be determined.

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F. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30-46 Maplewood Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 34,887 ± s.f. (0.8009 acres) and 194.56’ of continuous street frontage on Maplewood Avenue, 102.71’ of continuous street frontage on Hanover Street, 313.32’ of continuous frontage on Bridge Street, and 46.61’ of continuous street frontage on Deer Street; and
2. Proposed lot #2 having an area of 21,798 ± s.f. (.5004 acres) and 159.97’ of continuous street frontage on Maplewood Avenue and 147.98’ of continuous street frontage on Deer Street.

Said property is shown on Assessors Map 125 as Lot 2 and is located in the Character District 4 (CD4), Historic District and Downtown Overlay District (DOD). Minimum required lot area is 2,000 s.f. (This application was postponed at the March 1, 2016 TAC meeting.)

Voted to **postpone** to July 5, 2016.

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II. NEW 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 Amended 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. This amendment is to amend construction from two phases, as approved by the Planning Board on September 17, 2015, to three phases. Said properties are shown on Assessor Map 216 as Lots 1-8A and 1-8B and lie within the Office Research (OR) District.

Voted to **postpone** to May 3, 2016.

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B. The application of **599 Lafayette, LLC, Owner**, for property located at **599 Lafayette Road**, requesting Site Plan Approval for the construction of a 772 s.f. 1-story drive-thru Aroma Joe’s coffee shop, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8 and lies within the Gateway (G) District.

Voted to **postpone** to May 3, 2016.

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C. The application of **Chinburg Development, LLC, Owner**, for property located at **1163 Sagamore Avenue**, requesting Amended Site Plan Approval for the demolition of existing building and the construction of 10 single family dwellings and a private roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. This amendment is to relocate the

driveway further north on Sagamore Avenue. Said property is shown on Assessor Map 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District.

Voted to **recommend administrative approval** by the Planning Director.

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D. The application of **Wright Avenue, LLC, Owner, and Stephen Kelm, Applicant**, for property located at **67 – 77 State Street**, requesting Amended Site Plan Approval for changes arising during construction and final building design, including, but not limited to: location of the basement and addition of access stair, decrease in dwelling units from 14 to 12, changes to door locations and sizes, landscaping changes, addition of AC pads, relocation of water and fire services, and gas meters, installation of new drainage pipe, revision to electrical service and the addition of an onsite transformer. Said property is shown on Assessor Map 105 as Lot 18 and lies within Character District 5 (CD5) and the Historic District.

Voted to **recommend administrative approval** by the Planning Director with the following stipulations:

1. Amend Sheet C2 – Layout & Landscaping Plan, as follows:
 - (a) Add a note stating that all broken curb around the site shall be repaired.
 - (b) Show the existing tree to the left of the garage entry as a proposed tree.
 - (c) Show tree grates for both new trees, and provide a detail.
 - (d) Amend the note “Limit of the brick sidewalk per this project” “or as directed to correct damaged brick.”
 - (e) Add a City street light on the left side of the building, with location to be approved by the Department of Public Works.
2. Amend Sheet C3 – Utility & Grading Site Plan, as follows:
 - (a) Remove the proposed gas connection on the State Street side of the building.
 - (b) In the alley on the north side of the building, remove the note “Gutter: splash to ground” and connect the gutter to a drain line.
3. Relocate the “Pedestrian ahead” sign, or remove it if not necessary, subject to DPW approval.
4. If the two gates along the sides of the building are to be locked, coordinate with the Fire Department about access.

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III. ADJOURNMENT was had at approximately 4:25 pm.
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Respectfully submitted,

Jane M. Shouse
Acting Secretary