

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

MAY 3, 2016

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

MEMBERS PRESENT: Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Ray Pezzullo, Assistant City Engineer; Carl Roediger, Portsmouth Fire Department; Frank Warchol, Acting Deputy Police Chief; Robert Marsilia, Chief Building Inspector

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

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

1. Note 25 shall be added to the Utility Plan, Phase 2, regarding radio strength testing.
2. A letter shall be provided by the project engineer confirming that the municipal stormwater drainage system as constructed is sufficient for handling a 100-year storm from both the subject site and all contributing sites as well as the street itself and that the additional water will not overburden the system. The wetlands downstream of the site should receive the same amount of water preconstruction vs post construction.
3. Resolution of the domestic water line service for 215 Commerce Way shall be reviewed and approved by the Water Division prior to the Planning Board meeting.

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. (This application was postponed at the April 5, 2016 TAC meeting.)

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

1. The following revisions to the Site Plan must be reviewed and approved by the Department of Public Works prior to appearing before the Planning Board:
 - a.) lighting design;
 - b.) water main connection;
 - c.) sewer connection;
 - c.) external grease trap (or a Waiver must be granted by DPW);
 - d.) the addition of ADA parking spaces and a pedestrian refuge island for the angled crosswalk abutting the Lenscrafters property.
2. The parking spaces shall be evaluated and, where possible, restriped so that the high turnover spaces closer to the building are wider than 8.5’.
3. Written confirmation shall be provided that the parking easement concern raised by the abutting property owner has been addressed.
4. For the record, there shall be no additional stormwater run-off leaving the site.

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II. NEW BUSINESS

- A. The application of **Richard P. Fusegni, Owner**, for property located at **201 Kearsarge Way**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:
1. Proposed lot #1 having an area of 18,654 ± s.f. (0.4282 acres) and 152’ of continuous street frontage on Birch Street;
 2. Proposed lot #2 having an area of 18,882 ± s.f. (0.4335 acres) and 106’ of continuous street frontage on Kearsarge Way; and
 3. Proposed lot #3 having an area of 17,365 ± s.f. (0.3987 acres) and 100’ of continuous street frontage on Kearsarge Way.

Said property is shown on Assessors Map 218 as Lot 5 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100’.

Voted to **postpone** to the next TAC meeting scheduled for May 31, 2016.

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- B. The application of **Alden Watson Properties. LLC, Owner**, for property located at **56 Lois Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:
1. Proposed lot #1 having an area of 25,509 ± s.f. (0.59 acres) and 100.8’ of continuous street frontage on Lois Street; and
 2. Proposed lot #2 having an area of 141,338 ± s.f. (3.24 acres) and 20’ of continuous street frontage on Lois Street.

Said property is shown on Assessors Map 232 as Lot 8 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100’. (A variance was granted on June 17, 2014 to allow continuous street frontage of 20’ where 100’ is required).

Voted to **postpone** to the next TAC meeting scheduled for May 31, 2016.

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C. The application of **Alden Properties, LLC, Owner**, for property located at **33 Columbia Street and abutting vacant lot**, requesting Site Plan Approval to construct a two unit 35' high residential building with a footprint of 1,921 ± s.f. and gross floor area of 4,620 ± s.f. and a detached 3 bay 25' high garage with a footprint of 952 ± s.f. and gross floor area of 1,904 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 145 as Lots 41 and 42 and lies within the General Residence C (GRC) District.

Voted to **postpone** to the next TAC meeting scheduled for May 31, 2016.

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D. The application of **Terry Bennett, Owner, and 211 Union Street, LLC, Applicant**, for property located at **211 Union Street**, requesting Site Plan Approval to demolish the existing building and construct an eight unit 32' high residential building with a footprint of 8,575 ± s.f. and gross floor area of 25,245 ± s.f., including 16 underground parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 135 as Lot 70 and lies within the General Residence C (GRC) District.

Voted to **postpone** to the next TAC meeting scheduled for May 31, 2016.

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E. 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.

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

1. A parking table shall be added to the plan, confirming that the property complies with the parking requirements in the City's Zoning Ordinance.
2. The ADA parking space must either be located on the lot or the applicant must verify that the Zoning Ordinance allows ADA parking spaces off-site.
3. A determination shall be made whether the Zoning Ordinance allows parking as a principal use in the Character District 4.
4. A note shall be added to the plan which references the specific table in the IBC regarding the boundary line not creating a non-conformity with regard to unprotected openings.

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III. ADJOURNMENT was had at approximately 4:00 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary