

**ACTIONS SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**MAY 31, 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; Jessa Berna, Planner; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Ray Pezzullo, Assistant City Engineer; Carl Roediger, Portsmouth Fire Department; Robert Marsilia, Chief Building Inspector

**MEMBERS ABSENT:** Frank Warchol, Acting Deputy Police Chief

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**I. OLD 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 **recommend Preliminary and Final Subdivision approval** with the following stipulations:

1. The final water and sewer connection locations, and the termination of the existing sewer main, shall be approved by DPW.
  2. The builder will work with the DPW to determine the appropriate location for underground utilities to ensure a minimum of a 5’ wide sidewalk.
  3. A driveway permit is required and shall be reviewed and approved by DPW.
  4. As there will be multiple impacts to the City sidewalks, the applicant needs to be aware that the sidewalk is heavily used, and any required repairs should be resolved within one day per occurrence.
  5. That the deeds for the new lots shall include the limits of the Conservation and Drainage Easements, as well as the requirements for maintenance, to be reviewed and approved by DPW, the Legal Department and the Planning Director.
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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). (This application was postponed at the May 3, 2016 TAC meeting.)

Voted to **postpone** to the next TAC meeting.

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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. (This application was postponed at the May 3, 2016 TAC meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations:

- 1) The location of fencing near #25 and #33 Columbia Street shall be reviewed and pulled away from the property line as much as feasible. The applicant should also consider lowering the height of the fence to no more than 5'.
- 2) The sidewalk width behind the utility pole shall provide for a minimum of 5' of clearance.
- 3) For the record, the amount of flow through the water main is not guaranteed by DPW. Therefore, options for the sprinkler system shall be identified and presented to the Planning Board if the flow is determined to be insufficient.
- 4) If the sprinkler system is a pump and tank system there shall be one system for each dwelling unit and annual inspection and maintenance reports shall be provided to the Fire Department.

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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. (This application was postponed at the May 3, 2016 TAC meeting.)

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

- 1) The applicant shall meet with Ray Pezzullo and DPW to finalize all sewer issues prior to the Planning Board meeting:
    - a) The developer is to relocate and install the sewer pipe, more or less as shown on the Utility Plan, dated 4/28/2016, for use until a City project is designed and constructed. The design as proposed still needs some minor modifications. City DPW staff will work with Engineer to make the adjustments.
    - b) All laterals that are currently connected to the existing sewer shall be connected to the temporary sewer.
    - c) An easement over the new sewer alignment along the side and rear lot lines for the temporary sewer lines shall be provided to the City. Where possible, a minimum of 20 feet wide shall be provided.
    - d) A bypass pumping plan shall be in place during construction in case of sewer collapse until the building demolition and sewer relocation is complete.
    - e) Efforts to protect the existing sewer including saw cutting the floor slab to avoid crushing the sewers below shall be implemented until new sewer is in place and functioning.
    - f) Construction of sewer shall be in accordance with City of Portsmouth requirements. Sewer design, details, and specifications shall be submitted to DPW for review and approval.
    - g) The methods and sequence of construction for all work for the installation of the new temporary sewer pipes and appurtenances shall be submitted to DPW for review.
    - h) 20K shall be provided to the City for the eventual decommissioning of the temporary sewer and site restoration after the new sewer is constructed. There shall be no certificate of occupancy issued for any unit until the 20K is paid to the City.
  - 2) Driveway permits shall be required.
  - 3) A waiver to allow two driveways on the property shall be required from the Planning Board.
  - 4) All work being done in the City right-of-way shall be reviewed and approved by the City and inspected by the City as it was being done.
  - 5) All utility lines shall be underground.
  - 6) The applicant shall meet with DPW to design the sidewalk so that a minimum of 5' of clearance is provided, with the final design approved by DPW.
  - 7) All utility services shall extend from the front wall so when the plumbing is rerouted it will be available for connection (with the exception of the drainage which shall be routed from the side wall and then to the front).
  - 8) The applicant shall review the necessity of the catch basin and discuss same with DPW.
  - 9) The driveway width shall be the same width as the garage door, and no wider, and there shall be a 3' radii. All details regarding the right-of-way, including driveway, sidewalk, sign, curbing type and curbing location, shall be reviewed and approved by DPW.
  - 10) The striping shall be removed for the on-street parking areas.
  - 11) A Construction Management & Mitigation Plan (CMMP) shall be prepared by the Applicant for review and approval by City Staff.
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**II. NEW BUSINESS**

A. The application of **Strawbery Banke, Inc., Owner**, for property located on **Washington Street (aka 14 Hancock Street)**, requesting Amended Site Plan Approval to construct a 49' x 16', 784 s.f. porch over an existing patio attached to the "Tyco Visitor Center" building, a 49' x 16' brick patio, a 33'4" x 10' wood deck and a new brick walkway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. This new structure is to replace a previously approved temporary structure that was removed after the skating season which was used for ticket sales, skate sharpening and a changing area. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Residential Office (MRO) District and the Historic District.

Voted to **recommend approval** to the Planning Board.

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B. The application of **St. John's Church, Owner**, for property located at **105 Chapel Street**, requesting Site Plan Approval to resurface and restripe the parking lot, repair and/or replace retaining walls, gates and stairs, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 106 as Lots 60, 61, 62 & 63 and lies within the Civic District, the Historic District and the Downtown Overlay District (DOD).

Voted to **postpone** to a time indefinite.

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**III. ADJOURNMENT** was had at approximately 3:30 pm.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary