

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

FEBRUARY 28, 2017

MEMBERS PRESENT: Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Robert Marsilia, Chief Building Inspector; Carl Roediger, Fire Department;

MEMBERS ABSENT: N/A

REVISED AGENDA (02-28-17)

I. OLD BUSINESS

A. The application of **Five Hundred Five Lafayette Road, LLC, Owner**, and **Lens Doctors, Applicant**, for property located at **605 Lafayette Road**, requesting Site Plan Approval for the demolition of the existing building and the construction of a proposed 2-story office building, with a footprint of 7,000 ± s.f. and gross floor area of 14,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 229 as Lot 9 and lies within the Gateway (GW) District. (This application was postponed at the January 31, 2017 TAC Meeting).

Mr. Desfosses moved to postpone to the April 4, 2017 Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

B. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466 ± s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue.
2. Proposed lot #2 having an area of 15,874 ± s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 15,044 ± s.f. (0.437 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors Map 235 as Lot 2 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'. (This application was postponed at the January 31, 2017 TAC Meeting).

Mr. Desfosses moved to postpone to the May 2, 2017 Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

II. NEW BUSINESS

A. The application of **Pauline M. Dowd, Owner, and Tuck Realty Corporation, Applicant**, for property located at **288 Peverly Hill Road**, requesting Site Plan Approval for the demolition of an existing residence and the construction of a proposed Planned Unit Development (PUD) consisting of two 2 ½ story buildings, with five units in “Building A” with a footprint of 5,200 ± s.f. and gross floor area of 13,230 ± s.f., and four units in “Building B” with a footprint of 4,160 ± s.f. and gross floor area of 10,504 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 255 as Lot 8 and lies within the Single Residence B (SRB) District.

Mr. Desfosses moved to postpone to the April 4, 2017 Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

Mr. Desfosses moved to vote on Item E under New Business out of order, seconded by Mr. Britz. The motion passed unanimously.

B. The application of **Old Tex Mex, LLC, Owner**, for property located at **3510 Lafayette Road**, requesting Site Plan Approval for the conversion of the existing office/warehouse building to 24 residential units, with a footprint of 13,250 ± s.f. and gross floor area of 27,135 ± s.f., and to retain the existing single family residential unit with a footprint of 1,087 ± and gross floor area of 2,174 ±, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 297 as Lot 8 and lies within the Gateway (GW) District.

Mr. Mike Brown explained the project is to renovate the large dwelling into 24 residential units. A variance was granted for a multi-unit dwelling. The project would provide new sidewalks, benches, a bike rack, a picnic area, and two rain gardens. The existing water lines would be upgraded and two new utility poles would be added. Since the last review of the plan, the sidewalk was shifted to allow for more drainage.

Mr. Brown replied to Mr. Britz that rain gardens could be added near the meters. Mr. Britz suggested to use small stone instead of mulch in the gardens.

Mr. Roediger noted that a no flow test will be conducted by the Water Department.

The Chair opened the public hearing. Seeing no one rise; the Chair closed the public hearing.

Mr. Britz moved to recommend approval of the matter to the Planning Board, seconded by Mr. Desfosses, with the following stipulations:

1. *The water test will be done to the satisfaction of the Department of Public Works and the Fire Department with regard to the appropriate fire prevention procedures. Additionally, the building and the installed sprinkler system shall conform to the approved system.*
2. *The proposed mulch shall be replaced with crushed stone in the rain garden.*

The Committee also recommended the planting area adjacent to the dumpster be converted to a rain garden for stormwater treatment at the rear of the lot.

Mr. Marsilia questioned the access to the attics. It was explained that the attic will be accessible through a hatch in the stairwells. It will not be used for storage and the sprinklers will be removed from the attics.

The motion passed unanimously.

C. The application of **Mark McNally, Owner**, for property located at **21 Brewster Street**, requesting Site Plan Approval for the conversion of an existing boarding house to a 3-story, six unit residential building with a footprint of 4,160 ± s.f. and gross floor area of 11,742 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 138 as Lot 11 and lies within the General Residence C (GRC) District.

Mr. Tim Phoenix, representing Mr. McNally, stated that there may be changes requiring further approval from the Zoning Board of Adjustment and the applicant needs additional guidance from the Committee regarding parking.

Mr. Alex Ross, Ross Engineering, provided a brief overview of the plan. The building used to be a 34-unit boarding house and the proposed plan consists of six residential units. The proposed asphalt driveway will lead to a new, two-level 6-bay garage. A new subsurface drainage system would drain into the City's stormwater system. The outflow pattern and utilities details were described. The parking configuration was the main concern given the small space available to suit 10 required spaces.

Ms. Walker asked to explain the need for twelve parking spaces instead of ten. Mr. Ross replied that a 5-bay garage would not make sense with a 6-unit building. Ms. Walker noted that access to the final space was a concern. Mr. Jeffrey Halldorson, 99 Brackett Road of Rye, NH, explained why the project seeks to have 12 parking spaces.

Mr. Cracknell suggested to move the location of the dumpsters since there is little room for the vehicles to exit the parking spaces. Mr. Halldorson replied that a storage area inside the building could accommodate the dumpsters.

Mr. Halldorson explained how the garage lifts operate. Mr. Cracknell suggested widening the sixth bay and to consider a canopy roof. Mr. Halldorson explained how the lifts are delivered, assembled, and installed. Mr. Eby expressed concerns regarding the turning radius. Mr. Desfosses suggested to consider steel columns inside the garage bay to allow for 17-18' wide

doors. He added that the drain pipe will need to be sleeved and he suggested that the stormwater system be reviewed as part of the stormwater permit prior to installation.

Mr. Ross noted that only one egress was determined sufficient. Mr. Marsilia mentioned that some changes may be required depending on the review.

Further discussion was had regarding the stormwater system pipe elevations and flow prior to inspection with the new stormwater permit.

The Chair opened the public hearing. Seeing no one rise; the Chair closed the public hearing.

Mr. Desfosses moved to recommend approval of the matter to the Planning Board, seconded by Mr. Marsilia. The following changes shall be incorporated into the site plans submitted to the Planning Board:

- 1. A note shall be added to the site plan that all parked vehicles on the property shall be parked completely within the garage with no outdoor parking permitted on the property and appropriate signage shall be added.*
- 2. A note shall be added to the site plan that the garage will have mechanical ventilation with sensors as required by code. Additionally, the mechanical exhaust and sensor system must be on back up/generator power since it is a life safety issue. The generator location shall be shown on the site plan.*
- 3. A note shall be added to the Site Plan indicating that trash and recycling containers shall be stored inside either the principal building or the garage.*
- 4. The doors to the garage shall each be 18'6" wide.*
- 5. The wall of the garage on the back of the property shall be adjusted to be parallel to the rear property line and/or otherwise modified to provide as much room as possible for maneuvering of vehicles into and out of that the garage.*
- 6. The applicant shall consult with the Inspection Department to confirm whether appropriate egress is provided for the basement unit.*
- 7. A note shall be added to the Site Plan indicating that there shall be no interior partitions in the garage.*
- 8. A note shall be added to the Site Plan indicating that the stormwater management system will be maintained in perpetuity and that the management and maintenance plan shall be reviewed and approved by Department of Public Works.*
- 9. A note shall be added regarding off-site snow removal procedures.*
- 10. The drainage plans shall show that all roof runoff off the back of the garage will be captured and appropriately managed on-site.*
- 11. There shall be no stormwater structures in the garage due to the risk of cross contamination with oil, etc.*
- 12. The plans shall show that the City's DMH #6 will be moved uphill to be across from the driveway. There will be some small additional cost incurred by the City for this to happen. This additional cost will need to be added to the requisite stormwater permit.*
- 13. Catch basin #3 and the surrounding pavement shall be constructed so that Catch basin 33 captures the runoff from the driveway before it runs across the City sidewalk.*
- 14. Trash dumpsters and recycling shall be located inside the garage.*

TAC recommends that the Planning Board grant a waiver to allow the electrical lines to be above ground.

TAC recommends the Planning Board include the following stipulations in their approval prior to a building permit being granted:

- A. Variances for the modified parking garage are required from the Zoning Board of Adjustment.
- B. Applicant shall provide documentation regarding maintenance of the stormwater management system in perpetuity to be reviewed and approved by DPW.
- C. Water and sewer permits will required.
- D. The stormwater system shall be reviewed with the stormwater permit and will need to be inspected during construction.

TAC also suggested that the applicant consider modifying the overhang above the garage.

The motion passed unanimously.

D. The application of **Hope for Tomorrow, Owner**, for property located at **315 Banfield Road**, requesting Site Plan Approval for the construction of a 200 student private elementary school, with a footprint of 24,150 ± s.f. and gross floor area of 28,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 266 as Lot 5 and lies within the Industrial (I) District.

Mr. Eric Weinrieb, Altus Engineering, provided a brief overview of the plan. The proposed building would be setback behind a two-way driveway loop. The building would have a small basement for mechanical space and storage and the rest of the building area would be occupied. Most of events outside of regular school hours will occur off site. There would be no wetland impacts and minor wetland buffer impacts for construction of sewer services. He explained how the sewer services would be installed. No buses are anticipated to be operated. Various details were highlighted regarding the fire truck lane, plan notes, landscaping, and bike racks.

Mr. Dan Carroll explained the building architecture. The central public area would include the cafeteria, chapel, art and music rooms. The school consists of three separate buildings connected by hallways. He described the overall composition of the building.

Peter Loughlin, Foundation for Seacoast Health, stated that the abutters are aware of the plans and he emphasized the applicants are eager to complete the plans before the upcoming school year. Mr. Weinrieb added that there is no lighting impact beyond the property and shields could be added to the bulbs. He explained why most of the drainage will remain in the soccer fields or towards the northerly swale. A curb will be provided to prevent any potential runoff into the abutting property. Further discussion was had regarding the culvert and waterline location.

Mr. Eby recommended a parking area on site for overflow to allow for double stacking on the other side of the entrance way. Mr. Weinrieb described the parking patterns and noted that angled spaces or staged dismissal could be incorporated to avoid stacking issues.

Mr. Eby suggested to designate the middle roadway as a one-way and to provide a left-hand turn lane onto Banfield Road. Ms. Walker suggested to detail where flexible parking areas could be provided.

There was further discussion had regarding roadway curbing and sidewalks.

Jim Broom, Hope 4 Tomorrow Foundation, noted that the school would not encourage the parents to get out of their vehicles while waiting for students to be picked up.

Mr. Weinrieb explained the process for the sewer pump station and noted an application is pending for that.

The Chair opened the public hearing. Seeing no one rise; the Chair closed the public hearing.

Mr. Desfosses moved to recommend approval of the matter to the Planning Board, seconded by Mr. Britz, with the following stipulations:

1. *The off-site roadway improvements to Banfield Road shall be reviewed and approved by Department of Public Works (DPW) and the Planning Board prior to the recording of the plan. It will be a condition precedent to recording of the plan. Work will be completed as part of the work subsequent to that approval and before project completion.*
2. *The solar installation shall comply with the provisions in FPA 1, 2012, Section 11.12.*
3. *The pump station calculations shall be provided. The sewer design and sewer permit will need to be approved by DPW.*
4. *The applicant shall review final lighting design to determine if it is appropriate to address concerns from abutters and if shields are required.*
5. *The applicant shall review the driveway culvert and confirm that the 8" pipe is appropriate and will not be washed out.*
6. *The applicant shall verify that the water coming off the slope towards the neighbor's septic system is the same or less runoff than currently.*
7. *The driveway within the site shall be a minimum of 18' wide at the entrance.*
8. *The interior driveway between the median and the front of the school will be converted to one-way.*

The motion passed unanimously.

E. The application of **Deer Street Associates, Owner**, for property located **Vacant Lot**, ("Lot 2"), requesting Site Plan Approval for the demolition of an existing building and the development of a community space, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-1 and lies within the within the CD5 District and the Downtown Overlay District (DOD).

Mr. Desfosses moved to postpone the application indefinitely, seconded by Mr. Britz. The motion passed unanimously

F. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, ("Lot 3"), requesting Site Plan Approval for the demolition of an existing building and

Request To Postpone

the construction of a 5-story mixed use building (including a residential units, hotel, restaurant, retail sales and a 1st floor parking garage) with a footprint of 22,073 ± s.f. and gross floor area of 99,307 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17 and lies within the within the CD5 District and the Downtown Overlay District (DOD).

Mr. Desfosses moved to postpone to the April 4, 2017 Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

G. The application of **Deer Street Associates, Owner**, for property located at **163 Deer Street**, (“Lot 4”), requesting Site Plan Approval for the demolition of an existing building and the construction of a 4-story mixed use building (including office and restaurant use) with a footprint of 8,327 ± s.f. and gross floor area of 25,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District.

Mr. Desfosses moved to postpone the application indefinitely, seconded by Mr. Britz. The motion passed unanimously.

H. The application of **Deer Street Associates, Owner**, for property located at **157-161 Deer Street**, (“Lot 5”), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including residential units, a retail bank, office use retail sales and a below grade parking garage, with a footprint of 17,973 ± s.f. and gross floor area of 98,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District.

Mr. Desfosses moved to postpone the application indefinitely, seconded by Mr. Britz. The motion passed unanimously.

I. The application of **Deer Street Associates, Owner**, for property located at **181 Hill Street**, (“Lot 6”), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including residential units, a retail bank, office use, retail sales and a two level parking garage) with a footprint of 17,973 ± s.f. and gross floor area of 81,498 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District.

Mr. Desfosses moved to postpone to the April 4, 2017 Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

III. ADJOURNMENT

It was moved, seconded, and passed unanimously to adjourn the meeting at 4:00p.m.

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.