

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

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

2:00 PM

APRIL 4, 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

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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 \pm s.f. and gross floor area of 14,000 \pm 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.

Mr. Eby moved to postpone review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting, seconded by Mr. Desfosses. 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 \pm 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 \pm s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044 \pm 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 item was postponed at the February 28, 2017 meeting.)

C. 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. (This item was postponed at the February 28, 2017 meeting.)

Mr. Joseph Coronati, Jones & Beach Engineers, reviewed technical revisions that were made, including changes to the sewer system, hydrant details, an access easement, the prime wetland edge, and drainage flow.

Mr. Desfosses noted the City will require as-built drawings and suggested the plan be revised in the proper projection. He expressed concern that the finished floor elevation is lower than the site elevation. He advised preventing outside water flow from being directed into the swale. He asked for additional detail regarding the sewer manhole, pavement thickness, sewer force main width, and hydrant public connection.

Mr. Coronati responded to Mr. Roediger that the turning template is based on a 49’ truck. Mr. Coronati said a note will be added to indicate snow hauling offsite, which will help to avoid any truck turning issues.

Mr. Britz questioned how the drip edge will be filled in the buffer and asked for further clarification on the grading and drainage plan. He suggested adding landscaping on the plan either through new plantings or the existing tree line. The drip edge location may determine whether or not a unit needs to be shifted.

Mr. Pezzulo noted the roadway runoff should be treated prior to reaching the wetlands. He suggested configuring the location of the swale and grading so that offsite roadway runoff is not unnecessarily treated. He asked for details regarding fire protection service to unit 9.

Ms. Walker asked to add details regarding open space, sign permit, access to unit 4, parking requirements, and conditions preserved in perpetuity. She suggested to ensure proposed landscaping does not conflict with water lines and to add landscaping maintenance details.

The Chair opened the public hearing.

Mr. Tom Keller, 297 Peverly Hill Road, spoke on behalf of Ms. Keller. He described how the proposed development is out of character with the rest of the neighborhood and expressed concerns regarding the location.

Mr. Bruce Sandmaier, 248 Peverly Hill Road #1, echoed Mr. Keller’s statements stating that the proposed development is out of character with the neighborhood. He expressed concerns with the traffic concern on Peverly Hill Road and the lack of site line distance at the driveway entrance.

Mr. Thomas Reis, 305 Peverly Hill Road, expressed concerns regarding the traffic, runoff, and loss of neighborhood character.

Seeing no one else rise; the Chair closed the public hearing.

Mr. Desfosses moved to postpone review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

D. 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 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). (This application was postponed at the February 28, 2017 TAC meeting.)

Mr. Joseph Kieffner, GeoInsight Inc, reviewed technical revisions that were made, including the dumpster locations, wayfinding signage, and utility meter locations. The proposed Building 3 use is hotel, retail, and restaurant. Lot 4 and 5 are currently under review by the Historic District Commission. The Board of Adjustment will review the variance for the railroad easement. He noted the proposed utilities layout and existing drainage flow at the railroad. Ms. Tracy Kozak, JSA Inc., said the utility room exit doors, mechanical shaft, gas regulator meter, and car lifts have been reviewed. Mr. Robert White, Greenman-Pedersen, Inc., discussed street tree lines, building mounted lighting, grading changes, and building entrance details.

Mr. Marsilia advised what is required if mechanical ventilation is used in the enclosed garage. Mr. Roediger asked for details regarding radio strength testing for public safety, police, and fire. Mr. Cracknell noted that some parking spaces may be challenging. He preferred that the raised landscaped beds not be considered community space. He expressed concerns regarding the plant maintenance in the City's Right-of-Way and suggested incorporating granite steps and brick. Further discussion was had regarding the sidewalk connecting the garage entrance and community space. Mr. Desfosses noted that a transformer will be required somewhere on the site for both the City and the VFW. Ms. Walker advised the applicant to provide the necessary details before resubmission.

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

Mr. Desfosses moved to postpone until plans are complete and variance is granted, seconded by Mr. Roediger. The motion passed unanimously.

E. 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 CD5 District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the February 28, 2017 TAC meeting.)

Mr. Joseph Kieffner, GeoInsight Inc, noted Lot 6 will have two residential units and a garage. The low-grade garage exits onto Foundry Place and first floor garage exits onto Hill Street. He reviewed technical revisions that were made, including retaining wall removal, a grading easement, signage, and drainage flow. Ms. Tracy Kozak, JSA Inc., noted the number of proposed apartments increased from 37 to 43.

Mr. Desfosses suggested various changes, including drainage flow, Hill Street curbing, abandoned water services, underground utilities, drop manhole width, and hydrant details. He suggested to review the utility plans for consistency with the parking garage plans.

Mr. Cracknell discussed the streetscape on Foundry Place with respect to the grading and landscaping. He thought there may be an opportunity for window boxes on the blank wall. The garage door on Hill Street appeared excessively wide. Mr. Desfosses suggested a complete reconstruction of Hill Street because of the existing conditions and abandoned water services. Mr. Roediger noted to add details about radio strength testing.

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

Mr. Desfosses moved to postpone review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

II. NEW BUSINESS

F. The application of **S & G Realty, Owner**, for property located at **Chevrolet Avenue**, requesting Site Plan Approval for demolition of the existing buildings and the construction of a proposed 3 unit, 3-story residential development, with a footprint of 2,426 s.f. ± with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 30 and lies within the General Residence C (GRC) District.

Mr Britz moved to postpone review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting, seconded by Mr. Desfosses. The motion passed unanimously.

G. The application of **Saco Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, requesting an extension of the Site Plan Approval to construct a 4-story, 64' x 240', 15, 500 ± s.f., 48-unit residential building with related paving, lighting, utilities, landscaping, drainage, and associated site improvement. (Site plan approval was originally granted on November 17, 2005 and extensions were granted to April 30, 2017.)

Mr. John Chagnon, Ambit Engineering, highlighted proposed changes that will comply with the current zoning. He explained the zoning analysis including the building footprint, parking requirements, and uses. The community spaces and open spaces on the site were presented and described. He noted the public access easement areas off Chevrolet Avenue was identified. He asked whether the Committee would prefer a bike rack on the side or in the street.

The Committee discussed various design modifications.

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

Mr. Cracknell moved to recommend granting the extension for this approval with the revisions proposed by the applicant and including the following modifications to the original approval:

- 1. The applicant shall add LED (dark sky compliant) lighting to the plan.*
- 2. The doghouse catch basin will be removed and a regular catch basin will be included.*
- 3. The applicant shall update the raised crosswalk detail to be compliant to accepted industry standards.*

Seconded by Mr. Desfosses.

In addition, the Committee recommended the following design modifications for the Planning Board's consideration:

1. The applicant should consider landscaping for storm water treatment, active uses for the community space, easements for those, sidewalk adjustments from 5' to 10', vertical granite curbing along the backs of the buildings, and ensuring that the raised crosswalks can be incorporated into the existing design.
2. The applicant should consider Low Impact Development (LID) systems for stormwater management in some of the landscape areas.
3. The applicant should propose a location for a future bike share station location on Brewery Lane as discussed.
4. The applicant should relocate the dumpster away from the terminus of the proposed pedestrian path if feasible.
5. The applicant is encouraged to coordinate with the abutter, Malthouse Exchange, to improve the area around the proposed park.

The motion passed unanimously.

H. The application of **Maureen J. Arsenault (Maureen J. O'Leary), Owner**, for property located at **107 McKinley Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 16,955 ± s.f. (0.389 acres) and 78.19' of continuous street frontage on McKinley Road and 181.81' of continuous street frontage on Grant Avenue.
2. Proposed lot #2 having an area of 15,245 ± s.f. (0.350 acres) and 66.89' pf continuous street frontage on McKinley Road and 171.17' of continuous street frontage on Coolidge Drive.

Said property is shown on Assessor Map 251 as Lot 67 and lies within the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and the minimum continuous street frontage is 100’.

Ms. Maureen Arsenault, Owner, stated she intends to subdivide the property with no plans to construct.

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

Mr. Desfosses moved to recommend approval of the application to the Planning Board as presented, seconded by Mr. Roediger. The motion passed unanimously.

J. The application of **Peter Fregeau and Westwind Townhomes of Portsmouth Condominium Association, Owner**, for property located at **1177 & 1179 Sagamore Avenue**, requesting Site Plan Approval for demolition of an existing structure and the construction of three new condominium dwelling units (two separate building, seven total units) with related paving, lighting, utilities, landscaping, drainage, and associated site improvements. Said property is shown on Assessor Map 224 as Lots 12 & 13 and lies within the Mixed Residential Office (MRO) Districts.

Mr. John Chagnon, Ambit Engineering, explained the proposal is to expand an existing condominium. He described the drainage, grading, and erosion control plans. Various details were added regarding sidewalk and curbing, domestic water service, and sewer pipe sizes.

Mr. Desfosses discussed drainage and a future sidewalk easement. Mr. Pezzulo noted that domestic water service and fire service shutoffs should be available and asked for existing sewer details. It was noted that sprinkler requirements and a landscape plan were not included in the plan. Mr. Doug LaRosa explained how the runoff would be infiltrated through and over the retaining wall. Ms. Walker asked to add details regarding conditions preserved in perpetuity and building elevations.

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

Mr. Britz moved to recommend approval of this matter to the Planning Board with the following stipulations:

- 1. As required by the City’s Site Plan Review regulations, the applicant shall provide a detailed statement that lists and describes “green” building components and systems, including, but not limited to, whether the project is certifiable as demonstrated by a completed LEED (Leadership in Energy and Environmental Design) checklist.*
- 2. The applicant shall provide a separate landscape plan in compliance with the Site Plan Review Regulations.*
- 3. An easement shall be provided to the City for a future sidewalk along Sagamore Road to north of driveway and the applicant shall secure all necessary easements from the abutting property owner for construction of the sidewalk to the south of the driveway.*
- 4. The drainage leading to Tucker’s Cove shall be located under the sidewalk.*
- 5. There shall be a blanket easement provided to the City for water service access.*

6. *The water service connection shall have two shut offs for domestic and fire.*
7. *The plans shall be updated with the pipe size for the existing sewer and where it will be tied into.*
8. *Note #4 on Sheet C3 shall be updated to comply with the requirements of the Fire Department.*
9. *Building elevations shall be submitted in accordance with the requirements of the Site Plan Review Regulations.*

Seconded by Mr. Desfosses. The motion passed unanimously.

K. The application of **Portsmouth Submarine Memorial Association, Owner**, for property located at **600 Market Street**, requesting Site Plan Approval to construct a 20' x 40' storage building with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 209 as Lot 87 and lies within the Single Residence B (SRB) Districts.

Mr. John Chagnon, Ambit Engineering, noted that electric is the only utility to be fed into building. Plan notes were added regarding the sewer easement. In response to Mr. Britz, he noted that a drip edge will not be used and the runoff will travel from the lawn and scrubs into the wetland.

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

Mr. Desfosses moved to recommend approval this matter to the Planning Board with the following stipulation:

1. *An updated sewer easement plan shall be provided.*

Seconded by Mr. Britz. The motion passed unanimously.

L. The application of **Borthwick Forest, LLC, KS Borthwick, LLC, and HCA Realty, Inc., Owners**, and **Borthwick Forest, LLC, Applicant**, for property located **off Borthwick Avenue and WBBX Road**, requesting Preliminary and Final Subdivision Approval to combine four lots into one lot and create a new public right-of-way 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;into a single lot containing 42.281 acres; and
2. To create a public right-of-way from Borthwick Avenue to the consolidated lot, as follows:
 - a. Following a reserved right-of-way across land of HCA Realty, Inc. (Assessors Map 234 Lot 7-4A), having an area of 44,032 ± sq. ft.,
 - b. Following a right-of-way across land of Boston and Maine Corporation (Assessors Map 165 Lot 14), having an area of 5,457 ± sq. ft., and
 - c. Extending into the consolidated lot with an area of 31,657 ± sq. ft. (0.727 ± acre), thereby reducing the area of the consolidated lot to 41.544 ± acres;

said proposed public right-of-way having a total area of 81,146 ± sq. ft. (1.863 ± acre) and total length of approximately 1,000 feet (0.2 mile).

Said properties lie within the Office Research (OR) district where the minimum lot area is 3 acres and the minimum continuous street frontage is 300 feet.

Mr. Roediger moved to hear Items L and M together, seconded by Mr. Desfosses. The motion passed unanimously.

M. The application of **Borthwick Forest, LLC, and KS Borthwick, LLC, Owners, and Borthwick Forest, LLC, Applicant**, for property located **on proposed subdivision road to be created off Borthwick Avenue and off WBBX Road**, requesting Site Plan Approval to construct a 50,000 s.f. office building with related paving, lighting, utilities, landscaping, drainage, fire access drive and associated site improvements. Said property is shown on Assessor Map 241 as Lots 25 & 26 and Assessor Map 233 as Lots 112, 113, & 114 and lies within the Office Research (OR) and the Single Residence B (SRB) Districts.

Mr. Patrick Crimmins, Tighe & Bond, provided a brief overview of the proposed plan that includes a 1,000-foot linear road and 50-ft cul-de-sac. The access from Borthwick Avenue and the multi-use path was previously approved. A conditional use permit is required because of the location of the existing railroad crossing easement. He reviewed the comments that were made at the previous workshop regarding lighting, signage, the multiuse path, drainage easements, and treatment swales. Further details regarding the proposed development were provided including underground parking, buffer impacts, the drainage detention system, and the catch basin. The sewer line and manhole structure was described with respect to the grading. He highlighted revisions made regarding utility locations, wetland delineation dates, and an additional hydrant. Mr. Jason Plourde, BETA Group, noted the traffic study was based on data collected from 2015. The traffic impacts are insignificant because there is no connection to Islington Street and the type of activity proposed. He noted that a stop sign at Greenland Road would improve safety and control the traffic. Mr. Robert Ciandella, representing the applicant, described the nature of the proposed right-of-way.

Mr. Eby asked for a traffic study peer review including consideration for a left turn lane on Borthwick Avenue. Mr. Plourde noted that only the morning time period triggered a need for left turn lane based on trip counts. He explained how the trip generations in a medical office building are similar to a general office building.

Mr. Desfosses suggested various changes, including revisions to the lighting standards, pervious hardscape in the cul-de-sac, railroad crossing ends, and water line easement and lines. He asked to have further discussion regarding the drainage at the railroad tracks. The City will provide light heads for installation and the applicant is responsible for the rest. Mr. Pezzulo added that access and drainage easements and maintenance be coordinated prior to approval, not construction. Mr. Crimmins confirmed that a turning template was used at the cul-de-sac and would require a mountable inner area.

Mr. Crimmins replied that swale details will be updated. Mr. Britz noted that the gravel wetland may need a deed notice to ensure it is maintained in perpetuity. He discussed landscaping and

LEED specifications. Mr. Cracknell encouraged the center of the cul-de-sac to be landscaped. Mr. Desfosses noted a third party road inspection is required.

The Chair opened the public hearing.

Mr. Paul Mannle, 1490 Islington Street, expressed concerns regarding the proposed emergency access road and the possibility for public access.

Mr. Carl Chrissy, Liberty Mutual, supported a traffic study and advocated for the safety of the visitors and employers in the area.

Seeing no one else rise; the Chair closed the public hearing.

Mr. Desfosses moved to postpone review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting, seconded by Mr. Britz. The motion passed unanimously.

N. The application of **215 Commerce Way, LLC and Moray, LLC, Owners**, for property located at **215 and 235 Commerce Way**, requesting amended Site Plan Approval to construct a 66,000 s.f. 3-story office building, with a footprint of 22,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 213 as Lot 11 and Assessor Map 216 as Lot 1-8A and 1-8B and lies within the Office Research District.

Mr. Patrick Crimmins, Tighe & Bond, provided a brief description of the previous site plan approval. The utility plan has changed slightly. Mr. Robert Ciandella, representing the applicant, explained three conditions of approval regarding water sewer fees, deed restriction recording, and water service installation costs. Mr. Crimmins stated the other stipulations included in the plan. Mr. Desfosses suggested that verbiage in the conditions indicate reimbursement is not specific to the traffic signal and that plumbing is code compliant with water services.

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

Mr. Desfosses moved to recommend approval this matter to the Planning Board as presented, with the following stipulations:

- 1. The applicant shall contribute \$42,000 to the City for reconstruction of the sidewalk on Portsmouth Boulevard between Commerce Way and Market Street, and \$6,900 toward traffic and pedestrian signal upgrades at the intersection of Market Street and Portsmouth Boulevard.*
- 2. In lieu of requiring a separate water service to the property at 215 Commerce Way, the property owner of 195 Commerce Way shall be responsible for payment of water and sewer fees for both 195 and 215 Commerce Way until such time title to either property is transferred.*
- 3. A recorded deed restriction shall be placed on both 195 and 215 Commerce Way requiring that a separate water service from the water main in Commerce Way directly to*

the building at 215 Commerce Way shall be installed upon title transfer of either 195 or 215 Commerce Way.

- 4. As consideration for foregoing immediate installation of a water service to 215 Commerce Way, the property owner shall pay the sum of \$18,653.14, which covers the cost incurred by the City to provide water service.*
- 5. The applicant shall videotape construction routes to the project prior to the initiation of site work, and shall be responsible for repairing any damage during construction. The site plan security shall be sufficient to cover any such repair.*
- 6. The subdivision plan and deed from PSNH be recorded prior to the issuance of a building permit.*

Seconded by Mr. Roediger. The motion passed unanimously.

III. ADJOURNMENT

It was moved, seconded, and passed unanimously to adjourn the meeting at 5:40 p.m.