

# ACTION SHEET

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

### CONFERENCE ROOM A CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

2:00 PM

AUGUST 1, 2017

**MEMBERS PRESENT:** Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; Peter Stith, Principal Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Robert Marsilia, Patrick Howe, Fire Department.

**MEMBERS ABSENT:** Juliet Walker, Chairperson, Planner Director;

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A. 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 1<sup>st</sup> 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 CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the July 5, 2017 TAC Meeting)

Voted to **postpone Site Plan Review to the next regularly scheduled TAC meeting on September 5, 2017.**

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B. 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 July 5, 2017 TAC Meeting)

Voted to **postpone Site Plan Review to the next regularly scheduled TAC meeting on September 5, 2017.**

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C. The application of **409 Franklin Pierce Highway, LLC, Owner**, for four vacant lots located off **Woodworth Avenue and Swett Avenue**, requesting Preliminary and Final

Subdivision Approval to consolidate and reconfigure lot lines to create two lots as follows:

1. Assessors Map 243, Lot 25 consisting of 8,492 s.f. being merged and eliminated;
2. Assessors Map 243, Lot 26 increasing from 10,181 s.f. to 14,411 s.f. with 0' of continuous street frontage.
3. Assessors Map 243, Lot 27 increasing from 10,615 s.f. to 27,681 s.f. with 0' of continuous street frontage.
4. Assessors Map 243, Lot 28 consisting of 12,804 s.f. being merged and eliminated.

A variance was granted on April 25, 2017 by the Board of Adjustment to allow 0' of continuous street frontage. Said properties are shown on Assessor Map 243 as Lots 25, 26, 27, and 28 and lie 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'. (This application was postponed at the July 5, 2017 TAC Meeting)

Voted to **postpone Site Plan Review to the next regularly scheduled TAC meeting on September 5, 2017.**

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D. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, ("Lots 2 & 3), requesting Site Plan Approval for creation of a temporary parking lot having 73 standard parking spaces and 3 handicap accessible parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lots 17 and 17-1 and lies within the within the CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the July 5, 2017 TAC Meeting.)

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

- 1) The application should clearly state that the approval for this parking lot is for only 27 months and any extension would need to be granted by the Planning Board.
  - 2) The applicant will shim the area formally occupied by the building with pavement to take out the flat spot and create positive drainage on the site.
  - 3) The applicant should consider extending the hours and use of the parking lot to allow for public use in the evening which would require future approval by the Planning Board or Planning Department.
  - 4) The plans should reflect that the landscaped areas will incorporate non-combustible mulch.
  - 5) A "Do Not Enter" sign should be added to the right side of the drive isle where it is currently proposed on the left.
  - 6) In the area outside of the trailer pavement striping shall be added at the limit of the 20 foot travelway.
  - 7) Given the short duration of the use, the landscape plan shall be revised to show only shrubs and herbaceous plants, no trees.
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## II. NEW BUSINESS

A. The application of **Andrew F. Cotrupi and Jennifer B. Cotrupi, Owners**, for property located at **137 Wibird Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of  $7,770 \pm$  s.f. (0.18 acres) and 76' of continuous street frontage on Wibird Street. 100' of continuous street frontage on Lincoln Avenue; and
2. Proposed lot B having an area of  $7,525 \pm$  s.f. (0.17 acres) and 58.85' of continuous street frontage on Lincoln Avenue.

Said property is shown on Assessor Map 134 as Lot 48 and lies within the General Residence A (GRA) District where the minimum lot area is 7,500 s.f. and the minimum continuous street frontage is 100'. (The Board of Adjustment granted a variance on August 16, 2016 to allow proposed Lot B to have 58.85 s.f. of continuous street frontage and to contain an accessory structure as a principal use.)

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

- 1) The applicant shall install a backflow preventer, preferably a "Red Valve" or equivalent mechanically operated backflow preventer to the proposed drainage system.
- 2) The applicant shall show the curb to curb area to show repairs to the pavement upon the completion of all work on utilities in the roadway.
- 3) Show area where concrete sidewalk will be repaired/replaced.
- 4) The applicant shall secure a driveway permit for the proposed new driveway.
- 5) The applicant shall amend the plans to show a 3' radius on the proposed new driveway.
- 6) The drain line connecting to the City storm drain should be a 6" diameter pipe.
- 7) The infiltration trench should be depressed at least 6" below the surrounding grade.
- 8) The applicant shall consider moving the porous pavement areas up to 3' closer to the street to allow the two planting beds adjacent to the house to be more functional.

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B. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46-64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of  $17,410 \pm$  s.f. and gross floor area of  $53,245 \pm$  s.f., including 22 dwelling units and  $13,745 \pm$  s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the January 7, 2015 TAC meeting.)

Voted to **postpone Site Plan Review to the next regularly scheduled TAC meeting on September 5, 2017.**

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C. The application of **Goodman Family Real Estate Trust, Owner, and Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Site Plan Review for a 785 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (BD) District.

Voted to **postpone Site Plan Review to the next regularly scheduled TAC meeting on September 5, 2017.**

D. The application of **Flintatta, LLC, Owner, and Unitarian-Universalist Church of Portsmouth, Applicant**, for property located at **73 Court Street**, requesting Site Plan Review to construct a 286 ± s.f. addition to provide a ramp and egress to and from the existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 19 and lies within the Character District 4-L1 (CD4-L1), the Downtown Overlay District (DOD) and the Historic District.

Voted to **postpone Site Plan Review to the next regularly scheduled TAC meeting on September 5, 2017.**

### III. ADJOURNMENT

A motion to adjourn at 3:33 p.m. was made, seconded and passed unanimously.

Respectfully submitted,

Jane Shouse  
Administrative Assistant  
Planning Department