

ACTION SHEET

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

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

2:00 PM

APRIL 3, 2018

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

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I. OLD BUSINESS

A. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street, Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, and **Boston and Maine Corporation, Owner**, for railroad property located between **Bartlett Street and Maplewood Avenue**, requesting Preliminary Subdivision Approval to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot as follows:

- (1) Proposed Lot #1 having an area of 20,667 ± s.f. (0.4747 ± acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952 ± s.f. (1.1927 ± acres) and 80.91' of continuous street frontage on Bartlett Street and 386.88' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003± s.f. (2.3417 ± acres) and 809.23' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781 ± s.f. (1.4183 ± acres) and 481'± of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435 ± s.f. (4.0733 ± acres) and 297.42' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621 ± s.f. (1.5983 ± acres).
- (7) Map 164 Lot 4 reducing in area from 13 ± acres to 4.7 ± acres and having 75'± of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'± on Bartlett Street to 105'± of continuous street frontage on Bartlett Street.

Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts. (This application was postponed at the February 27, 2018 TAC meeting).

Voted to **postpone** to the May 1, 2018 TAC meeting.

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B. The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Site Plan Review for a 92 unit, 4-story apartment building with a footprint of 18,430 ± s.f. and gross floor area of 92,150 ± s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1st, 2nd, 3rd and 4th levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 154 as Lot 2 and lies within the Character District 4-W (CD4-W). (This application was postponed at the February 27, 2018 TAC meeting).

Voted to **recommend site plan approval**, with the following stipulations:

Revisions to plans prior to Planning Board submission

1. Engineer shall update the drainage report to reflect that Extreme Precipitation Rates plus 15% were used.
2. Easements deeding public access to the community space shall be provided for review by the Planning Board. Community space easements shall be added to the easement plan.
3. The plan shall be revised to remove the metal wire specification in the sidewalk.
4. The rear entrance doors shown for 125 Brewery Lane shall be updated to reflect existing conditions.
5. Easements shall be provided for all new public utilities and easement plan shall be updated accordingly.
6. All proposed tree grates shall be shown on sheet C5.
7. Remove select landscaping at northeast side of 145 Brewery Ln building next to garage entrance to allow for access to fire department connection.
8. Revise proposed sidewalk on west side of Brewery Lane at Plaza 800 entrance to follow the existing curb line.
9. Add sidewalks with tip downs to both landscaped islands behind the existing 155 Brewery Lane building to connect to the sidewalks on either side of the driveway.
10. More clearly distinguish open space and community space on Sheet OC.
11. Add all-way signs to existing stop signs at Brewery Lane intersection with Plaza 800 and re-install as necessary to comply with MUTCD height and location requirements.
12. Provide signage details in plan set.
13. Add note to site plan regarding required NHDES approvals noted under conditions precedent.
14. Add more street trees along Plaza 800 side extending toward Brewery Ln.
15. CB1A under new Jewell Ct sidewalk shall be removed
16. Provide profile and grading plan for resurfacing of Brewery Lane from Jewell Ct to Plaza 800.
17. PCB 1 on Chevrolet Ave shall be moved to a lower grade than sewer manhole, or otherwise adjusted to ensure it functions as proposed.
18. Applicant shall review the stormwater surface drainage from the parking lot at 95 Brewery Lane to avoid negatively impacting proposed landscaped areas.
19. Add generator to site plan.
20. Correct mis-labeled 12" to 12'.

- 21. Provide a note on the plan to be recorded that the Owner is responsible, in perpetuity, for the operation, inspection, maintenance, and reporting for the stormwater BMP's, and reference to the Inspection & Maintenance requirements included in the Drainage Report should be made.

Conditions Precedent to Building Permit Approval

- 1. The developer shall contact NHDES to review proposed impacts to the existing monitoring wells as a result of the proposed construction and secure a written decision/approval for the site plan as it relates to the monitoring wells. Developer shall be responsible for any relocation, adjustment, or abandonment of any of the wells as approved by the NHDES.
- 2. The developer shall provide an access easement to the City to continue to sample the monitoring wells.
- 3. The developer shall coordinate with NHDES to secure any necessary approvals / permits for removal/disturbance of soil on the site within the Groundwater Management Zone and documentation of these approvals shall be provided to the City.
- 4. The developer shall contribute \$20K for the construction of sidewalks on Chevrolet Ave to Cass St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
- 5. The developer shall contribute \$25K to improve the Bartlett St signal on Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
- 6. The developer shall provide final engineered plans and contribute \$60K for the construction of a sidewalk along Jewell Court from Brewery Lane to Islington St.
- 7. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
- 8. The applicant shall agree to pay for the services of a third party inspector, to be selected by the City, to inspect all on-site utility work.
- 9. All easement plans and deeds shall be review and approved by the Legal and Planning Departments prior and approved, as needed, by the City Council.

Conditions Subsequent to Receiving a Building Permit

- 1. Developer shall conduct on-site parking usage analysis (by a qualified consultant) prior to construction and within 1-year of full occupancy to be submitted to the Planning Department.
- 2. The developer shall work with the City to convert Chevrolet Ave to a city street.
- 3. Developer shall be responsible for resurfacing Brewery Lane between Jewell Ct and Plaza 800 parking lot.

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II. NEW BUSINESS

A. The application of **Eric and Jean Spear, Owners, and Megan Tehan and Brendan Cooney, Applicants**, for property located at **49-57 Mt. Vernon Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of 8,949 ± s.f. and 93’ of continuous street frontage on Mt. Vernon Street.
2. Proposed lot B having an area of 3,647 ± s.f. and 45.5’ of continuous street frontage on Mt. Vernon Street.

Said property is shown on Assessors Map 111 as Lot 31 and is located in the General Residence B (GRB) District where the minimum lot area is 5,000 s.f. and minimum continuous street frontage is 80’.

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

1. Variances granted by the Board of Adjustment on February 27, 2018 shall be itemized on the Subdivision Plan.
2. The work “Parcel” shall be changed to “Lot” on the Subdivision Plan.

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III. ADJOURNMENT

A motion to adjourn at 3:10 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department