

ACTION SHEET

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

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

2:00 PM

JUNE 5, 2018

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

MEMBERS ABSENT: Nicholas Cracknell, Principal Planner

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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 May 1, 2018 Technical Advisory Committee Meeting.

Voted to **postpone** to the July 3, 2018 Technical Advisory Committee Meeting.

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II. NEW 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 two lots as follows:

- 1. Proposed lot #1 having an area of 7,834 ± s.f. (0.1799 acres) and 97’ of continuous street frontage on Mangrove Street and 75’ of continuous street frontage on Kearsarge Way; and
- 2. Proposed lot #2 having an area of 47,062 ± s.f. (1.0804 acres) and 131’ 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 subdivision approval**, with the following stipulations:

- 1. Subdivision Application Checklist shall be updated to provide location of items marked as N/A that are applicable to the subdivision plan.
- 2. Provide internal drop sewer service connection to sewer manhole.
- 3. Sewer service lateral shall be 6” diameter.

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B. The application of **Pease Development Authority, Owner, and the City of Portsmouth, Applicant**, for property located at **97 Grafton Road**, requesting Site Plan Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for improvements to the drinking water treatment plan, including a 7,750 s.f. 1-story addition to the existing building, the addition of a generator and transformer and additional parking, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 318 as Lot 3 and lies within the within the Pease Airport Business Commercial (ABC) district

Voted to **recommend approval** with the following suggested design changes:

- 1. New hydrant assembly on North side of project to be relocated to edge of pavement.
 - 2. Main entry gate to have Knox® key switch off-site monitoring.
 - 3. Rain Garden design, specifications, and maintenance should comply with NH Stormwater Manual requirements.
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C. The application of **R.K. Portsmouth, LLC, Owner**, for property located at **100 Arthur F. Brady Drive**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 9.145 acres and 454’ of continuous street frontage on Arthur F. Brady Drive; and
2. Proposed lot #2 having an area of 14.15 acres and 143’ of continuous street frontage on Arthur F. Brady Drive;

Said property is shown on Assessors Map 238 as Lot 20 and is located in the Gateway G1 District (G1) where the minimum development site area is 10,000 s.f. and minimum continuous street frontage is 100’.

Voted to **postpone** to the July 3, 2018 Technical Advisory Committee Meeting.

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D. The application of **Barbara R. Frankel, Owner**, and **Greengard Residences, Applicant**, for property located at **89 Brewery Lane**, requesting Site Plan Review to construction of a 2-story assisted living home, with a footprint of 3,146 s.f. and gross floor area of 9,438 s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 146 as Lot 263 and lies within the within the Character District-4 L2 (CD4-L2) district

Voted to **postpone** to the July 3, 2018 Technical Advisory Committee Meeting.

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E. The application of **Pease Development Authority, Owner**, and **Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Site Plan Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of three proposed industrial buildings: Proposed Building #1: 3-story with a 395,520 s.f. footprint and 395,520 s.f. Gross Floor Area; Proposed Building #2: 3-story with a 450,000 s.f. footprint and 450,000 s.f. Gross Floor Area; Proposed Building #3: 3-story with a 186,000 s.f. footprint and 186,000 s.f. Gross Floor Area; and two 4-story parking garages, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district.

Voted to postpone to the July 3, 2018 Technical Advisory Committee Meeting.

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F. The application of **Pease Development Authority, Owner**, and **Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Subdivision Approval, under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to merge Map 305, Lots 5 & 6 (17.10 acres), Map 305, Lot 1 (13.87 acres), Map 305, Lot 2 (10.18 acres) and a discontinued portion of Goosebay Drive to create Map 305, Lot 6 (43.37 acres). Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district.

Voted to **postpone** to the July 3, 2018 Technical Advisory Committee Meeting.

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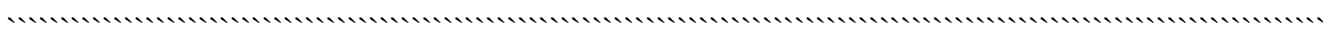
G. The application of **Jon and Diana Guilbert, Owners**, for property located at **15 Thornton Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 9,074 s.f. (0.2083 acres) and 144.17’ of continuous street frontage on Thornton Street; and
2. Proposed lot #2 having an area of 7,762 s.f. (0.1782 acres) and 101.50’ of continuous street frontage on Thornton Street;

Said property is shown on Assessors Map 160 as Lot 1 and is located in the General Residence A (GRA) district where the minimum lot area is 7,500 s.f. and minimum continuous street frontage is 100’.

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

1. The driveway for proposed lot 1 shall be moved to be 30 ft. from the intersection with Dennett Street.
2. A sewer easement over lot 2 shall be provided to service lot 1.
3. A Planning Board shall be required for Section VI.2.B Lot Sizes as Lot 2 does not comply with the 10% extra width requirement.
4. Proposed lots shall be clearly labeled on the plan set.
5. Add variance approval date to plan.
6. Setback lines on Subdivision Plan are difficult to decipher, suggest showing proposed utilities and contours on a separate plan sheet and clearly label the setback lines for both lots.
7. Dimensional requirements listed on Subdivision Plan should show required and proposed dimensions for both lots.
8. Proposed water service for new home shall be located adjacent to proposed sewer connection (10’ separation).
9. Basement shall have no open sanitary sewer connections.
10. There shall be no discharge onto City property of sump pump water, if groundwater is encountered, a stormwater pipe will need to be constructed connecting to the nearest stormwater pipe.



H. The application of **Westwind Townhomes of Portsmouth, Owner**, for property located at **1177 Sagamore Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 33,378 s.f. (0.7663 acres) and 121.75’ of continuous street frontage on Sagamore Avenue; and
2. Proposed lot #2 having an area of 22,628 s.f. (0.5194 acres) and 102’ of continuous street frontage on Sagamore Avenue;

Said property is shown on Assessors Map 224 as Lot 13 and is located in the Mixed Residential Office (MRO) district where the minimum lot area is 7,500 s.f. and minimum continuous street frontage is 100’.

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

1. Modify existing manhole on side of Sagamore Avenue as necessary to lower grade for sidewalk (no higher than 6” above existing roadway) and provide additional pipe inlet in shelf for Lot 2.
2. Applicant shall work with the City to enter into a binding agreement to ensure no sewer connection or Certificate of Occupancy shall be issued until after the lots have been re-merged.

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I. The application of **Dorothy Kiersted and Theresa Sessions, Owners**, for property located at **50 Lovell Street**, requesting Site Plan Review to demolish the rear deck on the existing house and the existing garage; to retain the existing building as a single family residence with a footprint of 1,001 s.f. and Gross Floor Area 3,095; to construct a three story, two unit residence with a footprint of 1,660 and Gross Floor Area of 4,634 s.f.; to construct a three story single residence with a footprint of 1,165 and Gross Floor Area of 3,360; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 2 and lies within the General Residential C (GRC) District.

Voted to **postpone** to the July 3, 2018 Technical Advisory Committee Meeting.

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III. ADJOURNMENT

A motion to adjourn at 4:30 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
 Administrative Assistant
 Planning Department