

**ACTION SHEET**

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

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

**2:00 PM**

**JULY 3, 2018**

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; Ray Pezzullo, Assistant City Engineer; Carl Roediger, Fire Department and Robert Marsilio, Chief Building Inspector

**MEMBERS ABSENT:** David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer;

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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 June 5, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the next Technical Advisory Committee Meeting on July 31, 2018.

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B. The application of **Barbara R. Frankel, Owner, and Greengard Residences, Applicant**, for property located at **89 Brewery Lane**, requesting Site Plan approval 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. (This application was postponed at the June 5, 2018 Technical Advisory Committee Meeting.)

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

1. Sign D, if allowed by zoning, should be white lettering on green background, since it is directional, not regulatory.
  2. The applicant shall work with the Planning, Public Works and Legal Departments regarding provision of an easement or ROW to the City for the portion of the road and or future sidewalk on the parcel to connect to the public portion of Albany Street.
  3. Pavement patch limit along access road/drive from Albany Street should be to edge of north side of pavement.
  4. Intersection at Albany Street will need mill and overlay.
  5. Change overflow pipe from proposed Rain Garden #1 to access road/drive to straight pipe to a standard drain manhole in access road/drive. Pipe size from manhole to Albany Street needs to be 12” diameter.
  6. Use City’s standard pipe trench detail.
  7. Update electrical service based on recent meeting with Eversource and provide easement as needed.
  8. Change labeling of access drive.
  9. Define “POI-4” as indicated in Tables 1 and 4 in drainage report.
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C. 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 with heights of 105 feet: Proposed Building #1: 132,000 s.f. footprint and 440,000 s.f. Gross Floor Area; Proposed Building #2: 150,000 s.f. footprint and 490,000 s.f. Gross Floor Area; Proposed Building #3: 62,000 s.f. footprint and 220,000 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. (This application was postponed at the June 5, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the next Technical Advisory Committee Meeting on July 31, 2018.

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D. 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. (This application was postponed at the June 5, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the next Technical Advisory Committee Meeting on July 31, 2018.

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E. The application of **Dorothy Kiersted and Theresa Sessions, Owners**, for property located at **50 Lovell Street**, requesting Site Plan approval 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. (This application was postponed at the June 5, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the next Technical Advisory Committee Meeting on July 31, 2018.

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## **II. NEW BUSINESS**

A. The application of **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, and **Ed Pac, LLC, Owner**, for property located at **152 Court Street**, requesting Site Plan Review to demolish a portion of the existing building on 152 Court Street and to construct a 5-story, 64 unit workforce housing building with a footprint of 11,500 ± s.f. and Gross Floor Area of 60,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lots 37 & 38 and lie within the Character District 4 (CD4) and the Historic District.

Voted to **postpone** to the next Technical Advisory Committee Meeting on July 31, 2018.

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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