

ACTION SHEET

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

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

2:00 PM

OCTOBER 2, 2018

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

MEMBERS ABSENT: n/a

.....
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 September 4, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on October 30, 2018.

.....

B. The application of **Coleman Garland, Owner**, for property located at **185 Cottage Street**, requesting Site Plan approval to demolish two existing residential buildings and to construct a 2-story medical office building, with a footprint of 7,000 s.f. and Gross Floor Area of 14,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 14 and lies within the General Residence A (GRA) District. (This application was postponed at the September 4, 2018 Technical Advisory Committee Meeting.)

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

Prior to Planning Board review

1. The 8 foot wide handicap access aisle shall have a NO PARKING sign to reinforce its intended use.
2. All proposed mechanical units shall be shown on the utility plan.
3. Consideration shall be given to adding additional street trees along Route 1 in the vicinity of the rain garden as long as adequate separation can be provided to the existing sewer line.
4. The Site Plan to be recorded shall include a reference to the required raingarden and infiltration basin maintenance requirements.
5. Applicant shall look to relocate the existing arborvitae along the Cottage street frontage to another location such as behind the dumpster pad on site.
6. Applicant shall provide a copy of the access easement to the abutting Doble Center property for review by the Planning Department.

Subsequent to Planning Board approval

7. Stormwater system maintenance and enforcement oversight by City of Portsmouth shall be documented in a deed restriction.
8. Existing buildings shall be placarded for demolition as required by the demolition ordinance.

.....

II. NEW BUSINESS

A. The application of **206 Court Street, LLC, Owner**, for property located at **206 Court Street**, requesting Site Plan approval to construct a 3-story irregular shaped rear addition with a footprint of 767 s.f. and Gross Floor Area of 1,914 s.f. and to convert the use to three dwelling units, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 34 and lies within the CD 4-L1 District, the Downtown Overlay District (DOD) and the Historic District.

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

Prior to Planning Board review

1. Applicant shall updated plans to show the size of existing service leaving the building, and note that anything smaller than 6” will need replacement.
2. The landscaping shall be shown separately from the site plan and details should be provided for the patio.
3. Applicant shall apply for a Conditional Use Permit from the Planning Board for providing less than the required number of parking spaces.
4. Typos noted on the plans shall be corrected.
5. Applicant shall provide final details of the east wall of the building to the Building Inspector for review and approval of compliance with life safety code requirements for fire separation.
6. A recordable Operation & Maintenance plan for the pavement shall be submitted.

Subsequent to Planning Board approval

7. Applicant shall provide documentation of an easement or agreement with abutter for work on their lot.

.....
B. The application of **Happy Mountain Holdings, LLC, Owner**, for properties located at **64 & 74 Emery Street**, requesting Site Plan approval to construct one two-unit residential building on each lot, each building to be 2-stories with a 2,080 s.f. footprint and a 3,000 s.f. Gross Floor Area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 14 and lies within the General Residence A (GRA) District.

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

Prior to Planning Board review

1. Applicant shall show outline of proposed stormwater areas on the site plan so that it is clear to future homeowners and note that stormwater features must be maintained by the owners in perpetuity.
2. A Conditional Use Permit shall be required from the Planning Board to comply with the new Highway Noise Overlay District.

3. The applicant may reduce the overall driveway width to 14' driveway as previously proposed.
4. Applicant shall provide a landscaping plan that includes limits of clearing, loaming and seeding.
5. Drainage and grading shall be updated and clarified to address TAC comments and approved by Planning and DPW staff prior to Planning Board review.

Subsequent to Planning Board approval

6. Stormwater features must be maintained by the owners in perpetuity. Stormwater system maintenance and enforcement oversight by City of Portsmouth shall be documented in a deed restriction. The deed restriction for stormwater maintenance shall be recorded and include language that notes any changes shall require review and approval by the Planning Director.
7. An easement shall be required between the two properties to allow stormwater to drain across lot lines.
8. Applicant shall provide documentation of utility and driveway access easements prior to the issuance of a Certificate of Occupancy for either property.
9. Temporary check dams shall be placed during construction to address any impact to abutting property.

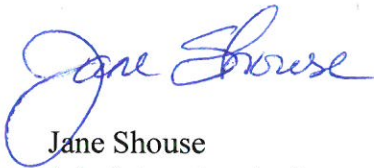
.....

III. ADJOURNMENT

A motion to adjourn at 4:14 p.m. was made, seconded and passed unanimously.

.....

Respectfully submitted,



Jane Shouse
Administrative Assistant
Planning Department