



MEMORANDUM

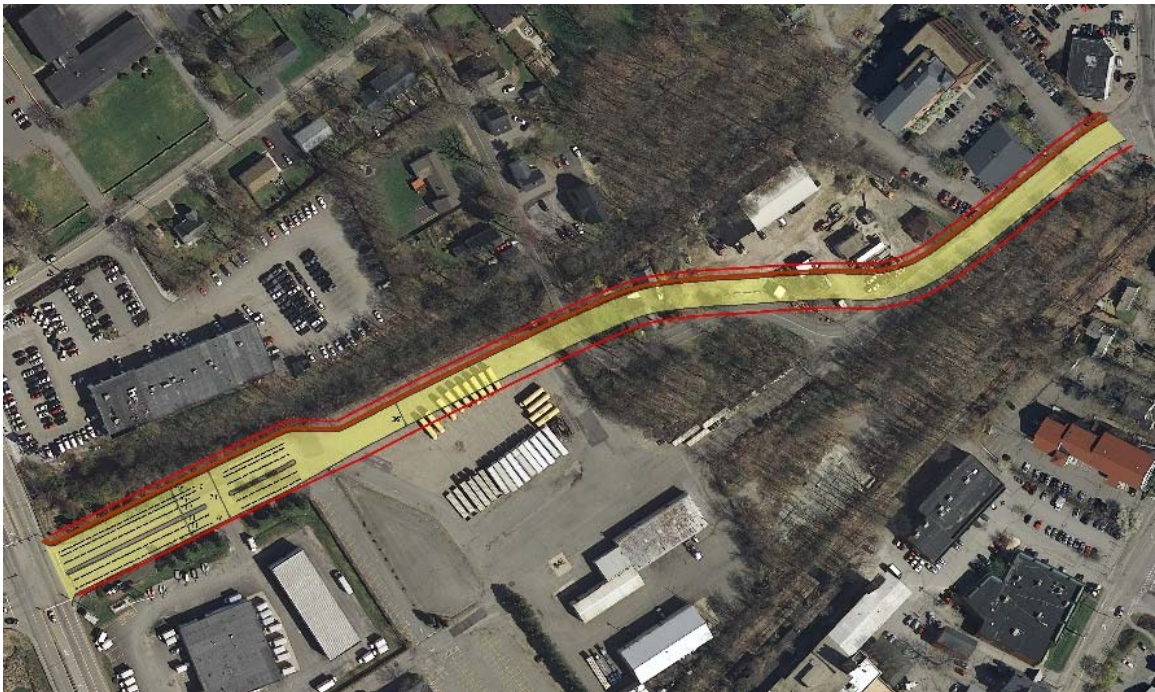
To: Planning Board
From: Juliet T.H. Walker, Planning Director *JTW*
Jillian Harris, Planner 1
Subject: Staff Recommendations for the January 24, 2019 Planning Board Meeting
Date: 01/14/19

I. WORK SESSION

A. Work session on proposed transportation corridor – Cate Street extension.

Description

At the request of Planning Board members, City staff will facilitate a work session regarding the pros and cons of a proposed new road connecting Cate Street to the Route 1 Bypass across the former Frank Jones Center property (428 Route 1 Bypass). The outcomes of recent traffic analysis reports and peer reviews will be summarized and proposed related traffic changes to Cate Street, Cottage Street, Bartlett Street and Route 1 Bypass will also be reviewed.



II. PRELIMINARY CONCEPTUAL CONSULTATION

The City's Site Plan Review Regulations provide two options for "pre-application review" as authorized by RSA 676:4,II: "preliminary conceptual consultation" and "design review". The Site Plan Review Regulations require preliminary conceptual consultation for certain proposals, including (1) the construction of 30,000 sq. ft. or more gross floor area, (2) the creation of 20 or more dwelling units, or (3) the construction of more than one principal structure on a lot. Preliminary conceptual consultation precedes review by the Technical Advisory Committee.

Preliminary conceptual consultation is described in the statute as follows:

[Preliminary conceptual consultation ... shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan.]

The preliminary conceptual consultation phase provides the Planning Board with an opportunity to review the outlines of a proposed project before it gets to detailed design (and before the applicant refines the plan as a result of review by the Technical Advisory Committee and public comment at TAC hearings). In order to maximize the value of this phase, Board members are encouraged to engage in dialogue with the proponent to offer suggestions and to raise any concerns so that they may be addressed in a formal application.

Preliminary conceptual consultation does not involve a public hearing, and no vote is taken by the Board on the proposal at this stage.

- A. The application of **Torrington Properties, Inc. and Waterstone Properties Group, Inc., Applicants**, for property located at **428 Route 1 By-Pass**, requesting a third Preliminary Conceptual Consultation review for a mixed use development.



Description

This application came before the Board for preliminary conceptual consultation in May and November 2018. Based on feedback from the Planning Board, the applicant has revised the original concept and reduced the number of units. Because of the project's size and complexity, the applicant requested another consultation with the Planning Board in order to receive additional guidance related to the provision of workforce housing before proceeding to the detailed design phase of the project.

As proposed, this project will require Planning Board Site Plan Review approval and a Wetland Conditional Use Permit.

- B. The application of **RJF-Maplewood, LLC, owner, and RW Norfolk Holdings, LLC, applicant** for property located at **111 Maplewood Avenue**, requesting Preliminary Conceptual Consultation review for a new free standing structure (construct a 4 ½ story mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.



Description

As proposed, this project will require Historic District Commission approval as well as Planning Board Site Plan Review approval and a Wetland Conditional Use Permit.