

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 2, 2019

MEMBERS PRESENT: Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Pat Howe, Fire Department; Eric Eby, Parking and Transportation Engineer and Robert Marsilia, Chief Building Inspector.

MEMBERS ABSENT: Jillian Harris, Planner 1; Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES

A. Approval of minutes from the June 4, 2019 Site Plan Review Technical Advisory Committee Meeting.

The minutes from the June 4, 2019 meeting were unanimously approved.

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II. OLD BUSINESS

A. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan approval for the redevelopment of the properties into a mixed use development, including 22,000 s.f. +/- retail space, 22,000 s.f. +/- office space, 250 residential apartment units; Proposed Residential Building A: 4-stories, 132 units, 24,850 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 4-stories, 118 units, 21,350 s.f. footprint and 110,170 Gross Floor Area, and 23 townhouses; Proposed Townhome Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, and 510 parking spaces with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District. (This application was postponed at the June 4, 2019 TAC meeting.)

Voted to **postpone** this item until the July 30, 2019 TAC meeting.

B. The application of **Arbor View & The Pines, LLC**, Owner, for property located at **145 Lang Road** requesting Amended Site Plan Review approval to construct two (2) three-story multi-family buildings and associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District.

Voted to **recommend approval** to the Planning Board with the following stipulations to be completed prior to review by the Board:

1. The existing speed bump at the location of the proposed driveway should be relocated away from the intersection.
2. Adjust existing parking spaces next to the proposed driveways to maintain a minimum of 20 feet between the last parking space and each driveway to ensure adequate sight lines.
3. Use tapping sleeve connections for fire service connections to existing main.
4. Outfall pipe size shall be maintained as it currently exists.
5. Do not run pump station electricity under permeable paver section.
6. Update the drainage report to include revisions.

The following to be included as stipulations of Planning Board approval:

1. Pump station design shall be reviewed and approved by the Department of Public Works.
2. A status report on the maintenance of the permeable pavers shall be provided to the Planning Department annually to confirm cleaning actually occurs.
3. City will require a blanket easement across entire property for water valve access and leak detection.

III. NEW BUSINESS

A. The application of **Michael De La Cruz, Owner** for property located at **63 Congress Street** requesting Site Plan approval to convert an existing basement and driveway into a small residential parking garage with a gross floor area of approximately 15,000 square feet. Said property is shown on Assessor Map 117 as Lot 5 and lies within the Character District 5 (CD5) District. LU 19-128.

Voted to **recommend approval** to the Planning Board with the following stipulations to be completed prior to review by the Board:

1. Update reference to zoning requirements on the Site Plan, property is located in the CD5 District and dimensional requirements should be updated.
2. Parking requirements and spaces provided should be included on the site plan and any variances listed.
3. Reference to the so-called “jockey spaces” should be removed from the narrative.
4. Indicate in narrative that the fresh air events, new wall opening and the potential generator will require Historic District Commission review and approval.

5. Reduce the number of storage bins shown on the site plan along the access way Vaughan Mall and make sure there is a clear egress path maintained in that location.
6. The circulation plan should confirm the width of the unobstructed travel lane in those locations where a column is located in the driveway.
7. Show lot line in common with 154 Fleet.
8. Add notes to plans that the driveway connection in Fleet St ROW must be built to DPW standards.

B. The application of **2219 Lafayette Road, LLC, Owner** and **MSC a division of TFMoran, Inc., Applicant** for property located at **2219 Lafayette Road** requesting Site Plan approval for the construction of a 5,438 square foot addition to an existing car dealership and related changes to the parking and display areas with associated landscaping, drainage, and other site improvements. Said property is shown on Assessor Map 272 as Lot 1 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) and the Single Residence A (SRA) Districts. LU 19-84.

Voted to **recommend approval** to the Planning Board with the following stipulations to be completed prior to review by the Board:

1. Owner telephone number and signature should be added to Sheet C-01 with other required Owner information (Section 2.5.3.1D).
2. Utility contact info should be added to Sheet C-07 (Section 2.5.3.1H).
3. Application Checklist lists Note 20 on Sheet C-03 as the required note per Section 2.5.4.2E. The Notes and Checklist should be updated to correct this to Note 21.
4. Application Checklist notes that the required landscaping notes (Section 2.13.4) are on Sheet C-05, Site Note 1 & 2. Checklist should be updated as these notes are listed on Sheet C-08.
5. Open Space coverage and calculation should be provided on Sheet C-05 and noted in the Site Plan Application Checklist. See Article 15 for Open Space definition.
6. Truck movement template should use PFD Tower 5 specifically.
7. Landscape plans call for planting of Canadian hemlock. Please confirm this is available and resistant to Woolly Adelgid infestation or select an alternate species.
8. Highlight or otherwise show that the note regarding the cleanup of the stormwater area applies to the whole project. Also revise the wording to 'shall' from the currently stated 'should'.
9. Add language on the plans that the stormwater areas shall be maintained twice a year (e.g. July and November). This includes trash pickup and mowing of all vegetation.
10. Existing and proposed water lines shall not be located under buildings unless other options are discussed and approved by DPW and the Building Inspection Department.
11. If applicant determines the existing water line is 8" or larger, then a hydrant shall be installed on site. Plans show a 12x6 tee for hydrant, need to determine pipe size and fix note to use a tapping sleeve and valve system.
12. Add note to plans that the fire department must be notified during the water pipe construction that the fire suppression system is off.

C. The application of **Noele Clews, Owner** and **Ambit Engineering, Inc., Applicant** for property located at **799 South Street** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 76,889 s.f. and 395' of continuous street frontage into three (3)

lots as follows: proposed Lot 1 with an area of 9,004 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 58,885 s.f. and 95' of continuous street frontage; and proposed Lot 3 with an area of 9,000 s.f. and 100' of continuous street frontage. Said property is located on Assessor Map 132 as Lot 24 and lies within the General Residence A (GRA) District. LU 19-32.

Voted to **recommend approval** to the Planning Board with the following stipulations to be completed prior to review by the Board:

1. Change the grass paver to use a surface that is readily apparent as a drivable surface for the Fire Truck access. Add note to plans that this area will be maintained year-round to allow fire truck access as necessary.
2. The sight distances in both directions at each driveway should be verified on a profile plan of the roadway to be reviewed and confirmed by Eric Eby, the City's Transportation and Parking Engineer.
3. Update plans to be consistent regarding the number of mature trees proposed to be removed for this project. Every effort should be made to preserve existing mature trees.
4. Relocate the utility pole on the plan to the spot approved by the City.
5. Add note to plans that construction of utilities and driveways shall impact the sidewalk for no more than 1 week. Safe access shall be restored each night.
6. The sidewalk in front of the property up to the nearest adjacent driveways shall be replaced with concrete meeting the City's specifications. This work shall take no more than 1 week to full restoration. All sidewalk construction shall meet ADA standards.
7. Update turning template for fire truck to show cars parked in proposed parking spaces.
8. The plans shall note that the removal of the existing and construction of the proposed driveways shall be done in a sequence that will maintain driveway access to existing residences at all times.

The following to be included as a stipulation of Planning Board approval:

1. An easement shall be provided to benefit the City wherever the sidewalk crosses private property including a 2' paralleling the sidewalk to allow for snow storage.

IV. ADJOURNMENT

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

Respectfully submitted,

Tracy Gora
Administrative Assistant
Planning Department