

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

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

2:00 PM

JANUARY 7, 2020

ACTION SHEET

MEMBERS PRESENT: Juliet TH Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department; Nicholas Cracknell, Principal Planner; Robert Marsilia, Chief Building Inspector and Mark Newport, Police Captain

MEMBERS ABSENT: None

ADDITIONAL

STAFF PRESENT: Jillian Harris, Planner 1

I. APPROVAL OF MINUTES

A. Approval of minutes from the December 3, 2019 Site Plan Review Technical Advisory Committee Meeting.

The December TAC minutes were approved.

II. OLD BUSINESS

A. The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 2.7 acres (116,591 s.f.) and 1,635 ft. +/- of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 90,096 s.f. and 1,120 ft. +/- street frontage and proposed Lot 2 with an area of 26,495 s.f. and 515 ft. +/- street frontage. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District.

The Committee voted to **recommend approval** to the Planning Board for the February 20, 2020 meeting with the following stipulations:

1. The applicant shall propose a reduction in the occupant load of the church to match shared parking capacity of the parking lots. The amount of the reduction will be determined in consultation with the City's Planning Director and Transportation and Parking Engineer.
2. References to Unit 1 and Unit 2 on the plan sheets shall be removed.
3. The electrical conduits that are shown crossing the City's water main shall be concrete encased for 10' on either side of the main.

4. The check valve underground on the fire service shall be removed from the plans.
5. The culvert under the walkway shall be sized on the plan.
6. Plans shall be updated to show a change to the grading so the new parking lot area does not drain through the main front door area of the new building.
7. Plans shall be updated to show a 20-foot separation between any proposed utility trenches and existing and proposed trees.
8. Communication lines shall be included on the plans for review and approval by DPW.
9. The plans shall include cross-easements for access, circulation, and maintenance of any shared infrastructure between the two proposed lots.
10. The plan shall include a note that the bus shelter currently on site will be reinstalled at an existing bus stop to be approved by the City.

B. The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a new 22-unit residential apartment building with a footprint of 7,440 s.f. and 28,727 s.f. GFA with grading, lighting, utilities, stormwater management, landscape improvements, and community space. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District.

Please see above.

C. The application of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Site Plan Review approval for the construction of 18 residential townhomes in 5 structures with a footprint of 15,880 s.f. and 47,252 GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 292, Lot 151-1 and lies within the Single Residence B (SRB) District.

The Committee voted to **postpone** this item until the next regularly scheduled TAC meeting.

D. The application of **Dagny Taggart, LLC, Owner**, for property located on **Daniel Street** requesting Conditional Use Permit approval under Section 10.5A43.43 of the Zoning Ordinance and Site Plan Review approval for the construction of a new 4-story commercial building with a footprint of 17,200 s.f. +/- and 59,600 s.f. +/- GFA with associated site improvements, grading, utilities, stormwater management, landscape improvements, and community space. Said property is shown on Assessor Map 107, Lot 27 and lies within the Character District 4 (CD4) District.

The Committee voted to **recommend approval** to the Planning Board with the following stipulations:

To be Completed Prior to Planning Board submission:

1. The plans shall be updated to match the plans presented at the TAC meeting as “Transformer Location Alternative”.
2. The drainage plan shall indicate test pits are required to validate the design.

Plan shall not potential impacts to the telephone duct system currently in the road as well as any required work with Consolidated Communications to relocate ducts as needed.

3. Copies of the draft easements for community space and any other easements for which the City will be a party need to be submitted for Planning Board review.
4. The Community Space Plan shall be updated to reflect the proposed limits of the pocket park along 30 Penhallow Street as discussed at the TAC meeting.
5. A rendering of the proposed entrance to the community space plaza from the Daniel Street side shall be provided including the proposed location of the transformers.

To be included as Conditions of Planning Board approval (to be satisfied prior to building permit issuance):

6. The applicant shall complete the traffic modeling for the project according to the City's requirements. Any required mitigation by the applicant in the form of improvements to traffic infrastructure shall be determined by the City's Planning Department and Public Works Department. If staff determines that additional Planning Board review is required as a result of the modeling, then the applicant will be required to return to the Planning Board for amended site plan review approval.
7. Drainage test pits shall be completed to validate the design of the stormwater system, subject to final review and approval by DPW.
8. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
9. All off-site improvements shall be subject to final review and approval by DPW as part of the excavation permitting process.

III. NEW BUSINESS

A. The application of **Five Hundred Five Lafayette Rd., LLC, Owner**, for property located at **605 Lafayette Road** requesting Amended Site Plan Review approval for installation of a dumpster including a concrete pad and enclosure. Said property is shown on Assessor Map 229, Lot 09 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

The Committee voted to **recommend approval** to the Planning Board with the following stipulations:

1. Plans shall be updated to include employee parking only signs for the three spaces in addition to the pavement markings.
2. Plans should include an alternative dumpster screen commensurate with the quality and character of the recently constructed principal building.

B. The application of **Pease Development Authority, Owner**, and **Lonza Biologics, Inc., Applicant**, for property located at **101 International Drive** requesting Site Plan Review approval under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for parking expansion at three different locations within the site resulting in a total of sixty new parking spaces with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 Lot 06 and lies within the Airport Business Commercial (ABC) District.

The Committee voted to **recommend approval** to the Planning Board with the following stipulations:

1. Plans shall be updated to include 2 more additional ADA spaces, closest to the building entrance, as required by standards.
2. Plans shall be updated to show replacement trees along the road where new parking is proposed, consistent with those that are planned for the opposite side of the road.
3. The applicant shall verify if there is a standpipe in the garage and coordinate with the Fire Department on requirements for access.

C. The application of **Hope for Tomorrow Foundation, Owner**, for property located at **355 (315) Banfield Road** requesting Amended Site Plan Review approval for the construction of a 17,000 s.f. freestanding gymnasium and associated parking area to serve the existing private school on the property with related paving, lighting, utilities, landscaping, and drainage improvements. Said property is shown on Assessor Map 266 Lot 05 and lies within the Industrial (I) District.

The Committee voted to **recommend approval** to the Planning Board for the February 20, 2020 meeting with the following stipulations:

To be completed prior to Planning Board submission:

1. A NO PARKING sign should be installed in front of the access aisle for the handicap parking space at the gym entrance.
2. The sidewalk along the proposed angled parking should be widened to 6 feet to provide adequate space for cars to overhang the sidewalk and maintain ADA requirements.
3. The sidewalk adjacent the front doors should be widened to allow for direct passage to the front entry doors of the proposed gymnasium as well as the abutting crosswalk.
4. Applicant shall submit an existing conditions site plan that shows parking spaces (previously approved site plan would be sufficient).
5. The applicant shall verify required sewer pipe size with the City Engineer and update plans as necessary.
6. The size of the water service shall be confirmed and plans updated as necessary to show an appropriate commercially available size.
7. The applicant shall confirm the occupant load and egress requirements for the proposed building with the Fire Department.

To be included as Conditions of Planning Board approval (to be satisfied prior to building permit issuance):

8. The applicant shall work with abutting property owner at 285 Banfield Road as necessary to dredge from the stormwater outfall to (and into as necessary) the wetland to the north of the dwelling and to dredge and replace the existing culvert under the property's driveway with a properly sized culvert.
9. A maintenance and inspection report for the porous pavement parking lot shall be submitted to the City's Planning Department on an annual basis.

D. The application of **DPF 1600 Woodbury Avenue, LLC, Owner**, for property located at **1600 Woodbury Avenue** requesting Amended Site Plan Review approval to upgrade the existing shopping center with new and additional signage, a new driveway entrance off of Woodbury Avenue, and repurposing of the former supermarket space to separate retail space and new grocery space with accessory café/food court. Said property is shown on Assessor Map 238 Lot 16 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

The Committee voted to **postpone** this item until the next regularly scheduled TAC meeting.

E. The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road** requesting Conditional Use Permit approval for an Open Space Planned Unit Development according to the requirements of Section 10.725 of the Zoning Ordinance and Site Plan Review approval for the construction of 22 single-family homes and a new road with related parking, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District.

The Committee voted to **postpone** this item until the next regularly scheduled TAC meeting.

IV. ADJOURNMENT

The meeting adjourned at 5:16 pm.