

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

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

2:00 PM

MARCH 3, 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, Mark Newport, Police Captain and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT: None

ADDITIONAL

STAFF PRESENT: Jillian Harris, Planner 1

I. APPROVAL OF MINUTES

A. Approval of minutes from the February 4, 2020 Site Plan Review Technical Advisory Committee Meeting.

The February minutes were unanimously approved.

II. OLD BUSINESS

A. 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 **recommend approval** of this request to the Planning Board with the following stipulations to be addressed prior to submission of plans for Planning Board:

- a) The water service for 1618 Woodbury Avenue needs to be terminated at the main in the road;
- b) The gas service for 1618 Woodbury Avenue will need to be terminated. The gas main is located under the existing sidewalk;
- c) The sewer service to 1618 Woodbury Avenue is shown capped at sewer manhole, please add onto note, 'water tight';
- d) The existing ramp at the corner of Durgin Lane and Woodbury is already fully ADA compliant. It does not need to be replaced;

- e) The privately owned catch basin in the north east corner of 1618 Woodbury Avenue is 20” below grade. This basin should be raised up to grade;
- f) Provide a stay right sign for the island extension on a breakaway post, remove old sign foundation/post;
- g) Call out ‘bull nose’ style curb pieces for the end of the new island;
- h) Correct typical parking lot striping lot detail math error;
- i) Do not use welded wire fabric in any sidewalks that are in the ROW;
- j) Use thermoplastic markings for crosswalks, lane symbols and stop bars in the ROW;
- k) Provide easement for signal equipment and tip down at 1574 Woodbury Avenue driveway.
- l) Woodbury Avenue has new pavement. Any pavement impacted by utilities or island construction will be milled and repaved after 12 months to the satisfaction of the Public Works department. This shall be noted on the plans.
- m) The revised driveway curblin and sidewalk should stay as true to the existing layout as possible as discussed at the TAC meeting;
- n) Truncated dome panels are not necessary at driveway crossings;
- o) Add the missing R1-3P sign on the revised driveway;
- p) Add recommended snow removal contractor be “Green Snow-Pro Certified” in the stormwater maintenance plan;
- q) Note on plans that the annual stormwater maintenance documentation shall be submitted annually to Portsmouth DPW and Planning Departments;
- r) Shade trees should be considered within the open lawn area to reduce the heat island effect of the larger site.

B. 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.

This item was **postponed** until the next regularly scheduled TAC meeting.

C. The application of **4 Amigos, LLC, Owner**, for properties located at **1400 Lafayette Road, Peverly Hill Road and 721 Peverly Hill Road** 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 53-unit Garden and Townhouse Style residential development consisting of 6 structures with a combined total footprint of 37,775 s.f. and 122,000 GFA with associated grading, lighting, utilities, stormwater management, landscape improvements and community space Said properties are shown on Assessor Map 252 Lots 7, 4 & 5 and lie within the Gateway Neighborhood Mixed Use Center (G2) District.

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

- 1) Prior to submission to Planning Board, the plans shall be updated to address the following:

- a. Instead of tying OCS1 into the existing CB, install a new DMH just downstream from the existing CB and tie OCS#1 into that new DMH.
 - b. The water service for the front 23-unit building is very long. This may lead to poor water quality. Instead, consider running services under floor slab inside of sleeves from the courtyard side. Coordinate review of the design with Portsmouth Water Department;
 - c. All water lines to be installed to Portsmouth Standards;
 - d. All sewer lines installed to be to State and City standards;
 - e. All utilities being installed will be witnessed by a third party inspection company to be determined by the City;
 - f. Confirm from Eversource that both poles proposed to have service drops are able to provide them (i.e. there is nothing else on the poles that they will not allow a service drop);
 - g. Wherever possible, the end stalls in a row of parking should be a bit wider;
 - h. Truncated dome panels are not to be used except for street crossings or signalized driveways in the ROW;
 - i. Coordinate addressing and numbering of the buildings with Portsmouth DPW and Fire Department. Proposed sign locations shall be added to the plan set;
 - j. Follow City of Portsmouth standard planting details available on the City's web page -- https://www.cityofportsmouth.com/sites/default/files/2020-01/Tree%20Planting%20Detail_0.pdf;
 - k. The 'Halka' Honey locusts planned for the frontage to Peverly might be too big of a species to fit under the wires. Please consider alternatives;
 - l. The location of Maple and Elm trees at intersections could block the view of both drivers and pedestrians. Low plantings may be more suitable at these internal intersections;
 - m. Princeton American Elms are susceptible to Dutch Elm Disease (it's a common misconception they are not). They should be replaced with native species such as Black Gum, Swamp White Oak, Bald Cypress, or Zelkova (nonnative), or any combination thereof. Avoiding monoculture is generally a good idea;
 - n. The speed table and raised intersection detail can be removed from the plan set if they are not proposed anymore;
 - p. Copies of the Stormwater Inspection and Maintenance Log shall be forwarded to DPW and Planning at least annually;
 - q. The so-called "Square" should be relabeled as a pocket park;
 - r. The sidewalk adjacent to Complex C still needs a connection to the sidewalk along the southern edge of the building. This connection provides access to the sidewalk leading to Peverly Hill Road;
 - s. Update Architectural Plans to address egress concerns from the Fire Dept.;
- 2) A blanket easement to allow the Portsmouth Water Dept. to access valves, meters and for leak detection will be required for the site.
- 3) Easements shall be provided for the sidewalks along Peverly Hill Road. Plans shall be updated to reflect easement area.
- 4) The applicant should provide a pedestrian crossing of Peverly Hill Road at the West Road intersection, along with an RRFB, and design (engineered) plans for a sidewalk along Peverly

Hill Road between West Road and the Market Basket driveway. Plan shall be reviewed and approved by DPW.

5) The applicant shall replace the water main in Peverly Hill Road is required per Portsmouth DPW requirements.

III. NEW BUSINESS

A. The application of **Nickerson Home Improvement Co. Inc.** and the **Linette and James Revocable Trust of 2000, Owners and Perley Lane, LLC, Applicant**, for properties located at **95 Brewster and 49 Sudbury Streets** requesting Site Plan Review approval to demolish the existing structures and construct 3 dwelling units in two structures, with related grading, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor's Map 138 Lots 57 and 58 and lie within the General Residence C (GRC) District.

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

1) Prior to submission to Planning Board, plans shall be updated to address the following:

- a) There is not enough clearance on the pole at the corner of Sudbury and Brewster to run conduit up the pole. Sidewalk will need to be widened to accommodate this design;
- b) An ADA accessible ramp shall be added to the sidewalk at the Brewster Street / Sudbury Street intersection;
- c) Show with grading that Unit #3's driveway goes up in grade at 2% in the sidewalk area to conform to the ADA and to keep the storm water from Sudbury Street out of the yard;
- d) Show a swale along the common borders of Rock Street park to bring the stormwater out around units 1 and 2 and out to Brewster Street. Grading on the City land may be allowed for the common good if necessary as long as plants are reestablished;
- e) Show the existing sewer heading to #31 Sudbury to be removed on the demolition plan;
- f) There are two water services shown going into the existing warehouse building. The one shown nearest the sewer does not exist. Please remove from plan;
- g) The elevation 12 contour behind units 1 and 2 should tie into the 12 contour behind unit 3 and through the infiltration area. A retaining wall should not be needed here. Drain the infiltration overflow into the swale along the property lines out to Brewster Street;
- h) Existing drainage connection to the Nickerson Remick building should be shown on the plans if it is to remain;
- i) Add note that the City will require street milling and paving in areas damaged by utilities or construction;
- j) Add note that all invasive species to be removed in accordance with best management practices;
- k) There is a section of curb with very low reveal near the intersection of Brewster Street and Sudbury Street. This section should be reset to match the reveal of the rest of the sidewalk, so that it is not used as a driveway to the parcel;
- l) Install NO PARKING signs along Brewster Street frontage;

- m) The sidewalk should be constructed to the east of the driveway on Sudbury Street and include the area in front of the abutting shed;
- n) The width of the driveway should be narrowed on the Sudbury Street house to 24 ft;
- o) The language found in the Landscaping notes should be consistent with the tree planting detail notes (e.g. planting note 4 calls for all burlap and cages to be pulled open in planting hole--not removed--, while tree planting detail calls for all cage and burlap to be removed);
- p) City trees along the property boundaries in in the ROW should be protected during demolition, excavation, and construction via the City's tree protection zone (TPZ) standards. Add a note to the Landscaping plan that replacement of trees is required, at cost to the developer, if they are damaged or destroyed during construction;
- q) Add street trees along Brewster Street frontage subject to approval by the Trees and Greenery Committee.

2) Coordinate addressing of proposed units with the Fire Department and DPW.

B. The application of **Richard Fusegni, Owner**, for property located at **1574 Woodbury Avenue** requesting Site Plan Review Approval for the construction of a new retail bank with parking, utilities, landscaping, lighting, drainage and associated site improvements. Said property is shown on Assessor Map 238 Lot 17 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

This item was **postponed** until the next regularly scheduled TAC meeting.

IV. ADJOURNMENT

The meeting adjourned at 3:31 pm.