

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

Remote Meeting Via Zoom Conference Call

Register in advance for this meeting:

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You are required to register to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Please note, this meeting will also be broadcast on the City's [YouTube Channel](#) and Cable TV Channel 22. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7296.

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8 as extended by Executive Order 2020-5, and Executive Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

2:00 PM

MAY 5, 2020

MINUTES

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 and Mark Newport, Police Department

MEMBERS ABSENT: Robert Marsilia, Chief Building Inspector

ADDITIONAL STAFF PRESENT: Jillian Harris, Planner 1

I. APPROVAL OF MINUTES

- A. Approval of minutes from the April 7, 2020 Site Plan Review Technical Advisory Committee Meeting.

The meeting minutes were approved.

II. OLD BUSINESS

- A. The application of **Richard Fusegni, Owner**, for property located at **1574 Woodbury Avenue** requesting a Conditional Use Permit for a drive-through facility in accordance with Section 10.440 (19.40) of the Zoning Ordinance and 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.

The Committee voted to **recommend approval** to the Planning Board as follows:

Conditions of approval to be completed prior to submission to Planning Board:

1. "Nandin domestica", Heavenly Bamboo shown at the front and rear building entrances is listed as a USDA invasive species. Please specify a substitute species for this plant;
2. Sanitary sewer needs to be a 6" pipe. Connect bank to existing 6" sanitary sewer line. Correct note on plan that says 4". Existing sewer line is not shown properly, please trace and show in its entirety. Do not hook to grease trap line. Show both lines, show grease trap line being capped at wye. Remove covers from grease trap;
3. Consider revising lighting levels excepting ATM area;
4. Confirm that the property owner has an easement or agreement for the stormwater from the drive through that is leaving the lot;
5. A 1 1/2" water line is quite large for a bank, consider reducing at the property line to provide better water quality;
6. Convert existing fire service to new Hydrant. Contact Portsmouth Water for Standards. Provide easement for hydrant and update plans to note easement;
7. No Parking sign at the head of access aisle should be moved to the back of the sidewalk to allow for use of tip down ramp;
8. Pavement marking words for drive-thru should read in the direction of travel. The first word of the message should be nearest to the road user;
9. The STOP sign at the intersection of the drive thru lane and the main parking lot may be more appropriate on the parking lot approach instead, to help define the separation of the different site uses, and because the drive thru approach to the intersection will likely have higher volume than the parking lot approach;
10. The bike rack should be the inverted U style, rather than the wave style;
11. Adjust language on HP sign to be consistent with local ordinance;
12. Update plans to accommodate a van-accessible space in front of the bank.

Conditions to be included in Planning Board approval:

13. CDS treatment unit needs to be cleaned yearly. Report to be submitted to Portsmouth Department of Public Works after every cleaning;
14. Provide a draft easement for the new hydrant for review and approval by the Legal and Planning Departments.

III. NEW BUSINESS

- A. The application of **Matthew Wajda, Owner**, for property located at **183 Coolidge Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 20,444 s.f. and 209' of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 10,113 s.f. and 85' of continuous street frontage; proposed Lot 2 with an area of 10,330 s.f. and 124' of continuous street frontage. Said property is shown on Assessor Map 268 Lot 29 and lies within the Single Residence B (SRB) District.

The Committee voted to **recommend approval** to the Planning Board as follows:

Conditions of approval to be completed prior to submission to Planning Board:

1. 1.5" line for water is oversized and unneeded. Plans should be updated as necessary;

2. Change sewer service detail in regard to Fernco connection to reflect pvc to Ac connection;
3. Revise water service curb box as it is not cast iron;
4. Pavement in utility trench should be 2 3/4" binder, 1 1/4" top;
5. Plans should confirm the Finished Floor of the new residential building is to be above groundwater level;
6. Applicant will re-grade the area in front of the property and abutting properties so that street drainage does not flow onto the lots.

Conditions to be included in Planning Board approval:

7. Construction of the rain garden shall be witnessed by DPW and/or by a certified design engineer and be in conformance with the NH stormwater manual.

- B. The application of **Vaughan Street Hotel, LLC and Stone Creek Realty, LLC, Owners**, for properties located at **299 Vaughan Street and 53 Green Street** requesting Site Plan Review approval for the construction of a 5-story hotel with community space, paving, lighting, utilities, landscaping and associated site improvements and a Conditional Use Permit according to Section 10.1112.62 of the Zoning Ordinance for shared parking on separate lots. Said properties are shown on Assessor Map 124 Lot 10 and Assessor Map 119 Lot 12 and lie within the Character District 5 (CD5) District.

The Committee voted to **postpone** this application until the next TAC meeting.

- C. The application of **Clipper Traders, LLC, Portsmouth Hardware and Lumber, LLC, Owners and Iron Horse Properties, LLC, Owner and Applicant**, for properties located at **105 Bartlett Street and Bartlett Street** requesting Site Plan Review approval for the demolition and relocation of existing structures and the construction of 174 dwelling units in two (2) multi-family apartment buildings and one (1) mixed-use building with first floor office, amenity space and upper story apartments and associated community space, paving, lighting, utilities, landscaping and other site improvements. Said properties are shown on Assessor Map 157 Lot 1 and Lot 2 and Assessor Map 164 Lot 1 and 4-2 and lie within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Districts.

The Committee voted to **postpone** this application until the next TAC meeting.

IV. ADJOURNMENT

The meeting adjourned at 4:30 pm.