

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

Remote Meeting Via Zoom Conference Call

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 2020-18, and Emergency 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

OCTOBER 6, 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; Mark Newport, Police Captain; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT:

ADDITIONAL

STAFF PRESENT: Jillian Harris, Planner 1 and Ray Pezzullo, Assistant City Engineer

I. APPROVAL OF MINUTES

A. Approval of minutes from the September 1, 2020 Site Plan Review Technical Advisory Committee Meeting.

The September minutes were **approved**.

II. OLD BUSINESS

A. **REQUEST TO POSTPONE** 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.

REQUEST TO POSTPONE

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

B. **REQUEST TO POSTPONE** The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Site Plan Review approval for improvements associated with the expansion of an existing chiropractor office and residence, to remove an existing asphalt driveway and replace it with a 1,169 s.f. pervious paver driveway, add 583 s.f. of grading work for landscaping and drainage, and add a 384 s.f. shed with a ramp in the rear of the property. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District. **REQUEST TO POSTPONE**

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

III. NEW BUSINESS

A. The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review Approval for the demolition of an existing garage and shed and the construction of a new 4-unit residential building with associated parking, stormwater management, lighting, utilities and landscaping. Said properties are shown on Assessor Map 212 Lots 112 & 113 and lie within the General Residence B (GRB) District.

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

1. A Third Party Drainage review to be completed by Altus Engineering;
2. Plans shall be revised to show the street curb continuing up to the driveway apron;
3. The plans shall be amended to provide a small high spot in the driveway apron to keep roadway stormwater in the road;
4. Review the location of the sewer service line to ensure there is sufficient cover. Applicant shall provide a cross-section for DPW review and approval;
5. Plans shall be updated to note that the sewer connection shall be witnessed and approved by Portsmouth Water Division and solid couplings will be used to cut in the service to the main;
6. Pole 197/6 seems to be on property of others. Applicant shall provide confirmation that this property has the right of access to this pole and a will-serve letter from Eversource.
7. An underdrain will be added where snow storage is proposed in the stormwater swale.
8. Applicant shall submit a drainage maintenance plan and requirements for long-term maintenance with reporting to DPW and Planning Departments annually.
9. The plantings and landscaping along the Saratoga Way frontage must not obstruct the sight line from the driveway to the corner of Albacore Way. The Limelight and the branches of the Oak tree might be in the line of sight. Landscaping plans shall be revised to provide clear line of sight.
10. Applicant should provide a turning-template to show that vehicles can enter the driveway and park in the garage for Unit 1 as it looks very tight to make the turning movements necessary to enter the garage.
11. Retention of the 30" Elm Tree is challenging as the proposed foundation is within 10 feet of the trunk and well within the dripline. Tree protection measures should be included on the plan that meet city standards.

12. Plans shall be revised to show that the Evergreen tree on property corner nearest Albacore Way shall be removed for line of sight at the crosswalk.

B. The request of **Foundry Place, LLC, Owner**, for property located at **89 Foundry Place** for amended Site Plan Review Approval and a third 1-year extension of the Site Plan Review approval that was originally granted on November 16, 2017 and most recently granted a second 1-year extension on September 18, 2019, which will expire on November 16, 2020. Said property is shown on Assessor Map 138 Lot 62 and lies within the Character District 5 (CD5) District.

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

Conditions to be Completed Prior to Planning Board review

1. DPW review and approval required for the proposed location of water lines and electrical service to the property.
2. Fire Department review and approval required to confirm interior layout of garage is adequate for compliance with code requirements related to access/egress locations and occupancy load.

[PLEASE NOTE: REVISED PLANS ARE NOT REQUIRED FOR PLANNING BOARD, ONLY CONFIRMATION OF DPW AND FIRE DEPARTMENT APPROVAL]

Conditions to be Completed Prior to Building Permit Issuance

3. Plans shall be adjusted per DPW and Fire Department requirements as referenced above.
4. Remove all notes on the plans referencing 'by the City'. All improvements that the City owed are complete. Instead use 'preserve/protect/replace'.
5. Remove any references to regrading of Hill St 'extension'.
6. Plans should reflect that all electrical upgrades previously discussed with City on Hill St will be accomplished under this approval. This includes reimbursement to the City for conduit that was placed previously in Hanover and Autumn Streets for this purpose.
7. Bike rack in parking garage is not accessible when vehicles are parked in abutting spaces. Plans shall be adjusted to show that the rack has been moved to a more visible and accessible location.
8. The note designating the 3 parking spaces on Hill Street as short-term parking shall be revised to reflect that these will be assigned to the Hill/Hanover Group.
9. Notes shall be added to the plan that the property owner agrees to install and maintain landscaping proposed in public right-of-way.

C. The request of **553-559 Islington Street, LLC, Owner**, for property located at **553 Islington Street** requesting Site Plan Review Approval for a 359 s.f. addition and renovation to an existing six-unit apartment building, with the removal of an existing garage and addition of paving and striping, landscaping and lighting. Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District.

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

1. The sewer shown on this plan 'by the City' will not happen prior to this project. Do not flow fill the existing sewer. It is ok to show a future sewer line and 'coordinate with the City' in the future. Right of access for the future installation of this line by the City should be acquired during this process. If needed, sewer should be replaced out to the edge of parking from the building now before new stairs are constructed. New sewer lateral will connect at that spot in the future.
2. A temporary construction easement shall be provided to the City for future installation of sewer line and the plan shall be updated to note the required easement.
3. Shut off for the domestic water tap shall be in the sidewalk, not in the curb line as shown.
4. Applicant to coordinate with Eversource on possible removal of pole in front of the building. The pole in front of the building is there only because of the attachment point of the overhead service. Relocating the service attachment should be investigated, so that the pole can be removed permanently.
5. Applicant to update basement stair and egress floorplan per Fire code requirements.

IV. ADJOURNMENT

The meeting adjourned at 3:51 pm.