

**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 2020-24, 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

MARCH 2, 2021

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; Darrin Sargent, Police Captain; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT:

ADDITIONAL

STAFF PRESENT: Ray Pezzullo, Assistant City Engineer

I. APPROVAL OF MINUTES

A. Approval of minutes from the February 2, 2021 Site Plan Review Technical Advisory Committee Meeting.

The minutes were approved as amended.

II. OLD BUSINESS

A. The application of **Banfield Realty, LLC, Owner**, for property located at **375 Banfield Road** requesting Site Plan review approval for the construction of a 75,000 s.f. Industrial Warehouse building and associated parking, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District.

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

B. The application of the **Frederick Watson Revocable Trust, Owner**, for property located at **1 Clark Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 137,176 s.f. and 75 ft. of continuous street frontage into four (4) lots and a proposed new road as follows: Proposed lot 1 with an area of 20,277 s.f. and 137.23 ft. of continuous street frontage; Proposed Lot 2 with an area of 17,103 s.f. and 100 ft. of continuous street frontage; Proposed Lot 3 with an area of 20,211 s.f. and 100 ft. of continuous street frontage; and Proposed Lot 4 with an area of 53,044 s.f. and 592.50 ft. of continuous street frontage. Said property is shown on Assessor Map 209 Lot 33 and lies within the Single Residence B (SRB) District.

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

To be completed or verified prior to Planning Board review:

- 1) The proposed cross-section for the private road does not comply with the City's minimum requirements for residential subdivisions, therefore a waiver request will be required.
- 2) The path leading to Market Street shall be widened to 10 feet.
- 3) The fences on either side of the pathway out to Market St shall be no closer than 2' to the edge of the path on either side of the path while still being contained in the easement if they are to be replaced.
- 4) The rain garden back berm needs to be constructed of materials that are not easily susceptible to erosion.
- 5) The Stormwater Operations and Maintenance Plan should indicate that this area is to remain mowed and maintained.
- 6) There should be clear direction in the SOMP about if and when to change the media and what to use.
- 7) The Stormwater Operations and Maintenance Plan shall be referenced in the Homeowner's association documents.
- 8) The overflow weir shall be modified as discussed at the TAC meeting and the applicant shall confirm that the rain garden will be of sufficient size and shape to mitigate all of the design storms subject to final review and approval by the DPW.
- 9) Sewer laterals travelling together shall be at least 3' clear space apart and located on the appropriate lot in their entirety.
- 10) Plans shall note that a flow test shall be conducted every 5 years.
- 11) TAC members noted that due to the fact that the road is now proposed as a private road, it no longer requires Trees and Greenery Committee review.

Recommended as conditions of Planning Board approval:

- 12) Property owners shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.
- 13) Neighboring parcel 209/32 shall have full legal access to the new private road and utilities.
- 14) The current 6" water connection in Cutts St will need to be abandoned by the applicant entirely by removing the valve and bolting on a blind flange to the tee. This work must be completed no later than the end of May 2021 so that the final road pavement can be placed.
- 15) The Engineer of Record shall submit a written report (with photographs and engineer

stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

16) All of the new sewer laterals means, methods, materials and installation shall be approved and witnessed by DPW prior to backfilling.

17) A note shall be added to the plans and the Stormwater Operations and Maintenance Plan that the roadway catch basins shall be cleaned annually and the road is to be swept yearly in the early spring.

The detail for the sidewalk shall be adjusted to show use of ½" 50 gyration for sidewalk binder course.

18) Applicant shall enter into a maintenance agreement with the City of Portsmouth Water Division regarding hydrant flushing.

III. NEW BUSINESS

A. The application of the **Woodbury Cooperative, Inc.**, Owner, for property located at **1338 Woodbury Avenue** requesting Site Plan Review approval for the demolition of two existing structures and replacement and reconfiguration of existing mobile home units with associated grading, pavement, lighting, utilities, landscaping and other site improvements. Said property is shown on Assessor Map 237 Lot 70 and lies within the MRB District.

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

To be completed prior to Planning Board review:

- 1) The pavement edge line should tie into the corner of the property at Old Woodbury Ave, rather than the edge of the abutter's driveway.
- 2) A stop sign and stop line should be provided on the driveway approach to Woodbury Ave.
- 3) Add a water shut off for unit 13 or the apartment building.
- 4) The 8" water main entering the site should be downsized immediately following the hydrant connection. The hydrant needs its own 6" gate valve (please show it) on the hydrant lateral. The 4" valve should be mounted directly behind the hydrant tee.
- 5) Flush valve detail references a 1.5" corporation in the main. Update detail to reflect 2" corporation with 2" copper water line to hydrant.
- 6) Plans shall note that the water main is to be bagged in poly wrap and three brass wedges shall be installed in each bell joint for water main tracing in the future per details approved by DPW.
- 7) The sewer service detail shall be revised to show that the concrete slab is not bonded to the sewer lateral. The 6" sewer should come through an 8" hole in the slab.
- 8) There needs to be a ball valve both before and after the water meter.
- 9) Water services to homes must be 1" or larger.

Recommended as conditions of Planning Board approval:

- 10) Property owners shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.
- 11) The services in Echo Ave shall be terminated to the satisfaction of Portsmouth Water and Sewer Divisions.

12) Sewer connections to the City sewer system need to be witnessed by Portsmouth Sewer. The entire system must be tested to ensure the system is tight with no groundwater leaks to the satisfaction of the City.

13) Work in the Portsmouth ROW's shall require excavation permits.

14) Contractor shall meet with Portsmouth Water Division before starting project.

15) Applicant shall enter into a maintenance agreement with the City of Portsmouth Water Division regarding hydrant flushing.

IV. ADJOURNMENT

The meeting adjourned at 2:36 pm.