

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

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

2:00 PM

July 6, 2021

MEMBERS PRESENT: Juliet TH Walker, Chairperson, Planning Director; David Desfosses, Construction Technician Supervisor; Patrick Howe, Fire Department; Nicholas Cracknell, Principal Planner; Robert Marsilia, Chief Building Inspector; Peter Britz, Environmental Planner

MEMBERS ABSENT: Darrin Sargent, Police Captain

**ADDITIONAL
STAFF PRESENT:** Stefanie Casella, Planner 1

I. APPROVAL OF MINUTES

- A. Approval of minutes from the June 1, 2021 Site Plan Review Technical Advisory Committee Meeting.

The June minutes were approved by the Board.

II. OLD BUSINESS

- A. The application of **Banfield Realty, LLC, Owner**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District.

SPEAKING TO THE APPLICATION

Joe Coronati spoke to the application and ran through the comments provided by TAC.

TAC Comments:

- The creation of robust roadway gravel shoulders on Banfield Road is paramount before the use associated with this project is activated. As the City does not have funding for this additional work and has already paid for the roadway

reconstruction under the paved surface, the responsibility is solely on the applicant to construct the shoulders per CMA's recommended design prior to the structure being occupied. Letting the building be occupied before this necessary upgrade is complete would deteriorate and damage the roadway quickly and permanently essentially wasting the public funds that were just used to rehabilitate the road.

- It does not appear that you updated your drainage analysis for the current submission. Please confirm if any revisions in the latest plan set require revisions to the drainage analysis and SMECP. The drainage analysis shall be reviewed by a third-party engineer prior to submission to Planning Board.
- Final will-serve letters from Eversource and Portsmouth Water Division should be included with the submission to Planning Board.
- This project is the site of an old landfill. As a result, there are known contaminants on the site. Please provide information from NHDES about the status of this project. The NHDES Onestop website shows correspondence to the Department regarding the site but the response is not provided. According to NHDES regulations what specific activities and uses are allowed/not allowed on the site based on existence of known contaminants on the site?
- Third party review by CMA shall be completed prior to Planning Board.
- City to confirm if a third party peer review of the drainage is required given that this project is undergoing AOT permitting.

PUBLIC HEARING

The Chair asked if anyone else was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Britz made a motion to postpone to the next TAC meeting, seconded by Mr. Cracknell. The motion passed unanimously.

- B. REQUEST TO POSTPONE - The request of North Mill Pond Holdings LLC (Applicant), and One Raynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC (Owners) for property located at 31 Raynes Avenue, 203 Maplewood Avenue, and 1 Raynes Avenue requesting Conditional Use Permit as permitted by Section 10.1112.62 of the Zoning Ordinance and according to the requirements of Section 10.1112.14 to allow 111 off-street parking spaces to be provided on-site and 25 spaces to be provided on a separate lot where a total of 159 are required and Site Plan Review approval for the demolition of three existing buildings and construction of the following: 1) a 5-story mixed use building with 65,650 gross floor area and 17,565 sq. ft. building footprint including 8,100 sq. ft. of commercial use on the ground story and 60 residential units on the upper stories; 2) a 5-story 128-room hotel with 63,400 gross floor area and 13,815 sq. ft. of building footprint; 3) 27,000 sq. ft. of community space as well as associated paving, lighting, utilities, landscaping and other site**

improvements. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, Map 123 Lot 12, Map 123 Lot 10 and lie within the Character District 4 (CD4) District, Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District. **REQUEST TO POSTPONE**

DECISION OF THE BOARD

Mr. Britz made a motion to postpone to the next TAC meeting, seconded by Mr. Desfosses. The motion passed unanimously.

- C. The request of **Green & Company (Applicant) and Philip J. Stokel and Stella B. Stokel (Owners)** for property located at **83 Peverly Hill 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 56 single-family homes and a new 2,950-foot public road with related utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 Lot 4 and lie within the Single Residence A (SRA) and Single Residence B (SRB) Districts.

SPEAKING TO THE APPLICATION

Corey Colwell, Jack McTigue from TF Moran presented for the applicant. The applicant went through the application changes made since the last time the project was in front of TAC and then went through the comments provided from TAC members prior to the meeting.

TAC Comments:

- The City requested that the applicant construct the multiuse path along the frontage of their property and up to the already existing Middle Road pedestrian sidewalks system in accordance with the McFarland Johnson preliminary plan. The applicant questioned whether that was merited.
- Sewer Extension Permit and Alteration of Terrain Permits must be approved by DES.
- Please provide an additional 5' wide roadway and ancillary uses easement to the City on both sides of the proposed 40' ROW in case additional room is needed in the future for road or sidewalk repairs or utility expansions.
- The design of the block retaining wall system to be used from roughly station 1+25 to 3+10 shall be approved by the City prior to installation. The wall is to be permitted by the building inspector's office and needs to be inspected by the City during construction. The PE of record will also need to sign off that the wall is constructed properly before the City will accept the final product.
- Please add a vegetated buffer of at least 10' along the cemetery edge.
- The sewer main should not be located within 5' from the back edge of the retaining wall.
- The lighting standards should have breakaway 'transformer' type bases.
- Where is the grass paver path?

- Light pole base detail shown is not appropriate. Use Eversource standard details.
- All catch basins in the roadway shall have poly liners.
- All castings, manholes, pipe and methods of installation shall meet City standards
- All water services shall be 1” minimum size. All curb boxes shall be per City standard, not ‘buffalo’ as currently depicted. Only 2” services require tapping saddles please fix detail.
- Gravity sewer service and main details should be changed to State standard details.
- Please provide a response to the TEC peer review memo dated June 22, 2021.
- The final plan set will need to have a final review by TEC prior to Planning Board review.
- ConCom review of this plan is required prior to PB review per Section 10.727.22 of the Zoning Ordinance.
- A conventional subdivision plan should be provided as part of the submission to PB in order for the PB to determine compliance with Section 10.727.312.
- Please provide a draft development agreement as required by the zoning ordinance. A template is available from the Planning Department.
- Has the recommendation from Weston & Sampson’s review been incorporated into the plan set?
- Please review for consistency with the City’s Peverly Hill Road improvement project and show how the project will tie into the proposed improvements.
- Public access easements shall be required for the proposed ped/bike path connection.
- Please provide construction details of the proposed ped/bike path connection.
- The site drainage is still being reviewed by City staff. It would be helpful if the applicant could provide detailed written confirmation that the application meets all of the requirements of Article 7 of the Site Plan Review regulations as these relate to stormwater management, with particular emphasis on sections 7.4 and 7.6.
- The proposed gravel maintenance access road to the stormwater system should provide a turnaround for vehicles.
- The addition of the trail and open space is a community benefit from this project. Is there maintenance long-term/short-term anticipated for the trail from the site to the former railroad right-of-way?
- Please provide a statement listing the green building components planned for this project.
- The termination of the proposed grass paver should provide for a turnaround of maintenance vehicles.
- The proposed landscaping along the cemetery buffer should be staggered within the required setback zone.
- The sidewalk should be concrete.
- One of the proposed 4 parking spaces at the pocket park/trailhead should be accessible given public access is encouraged.
- City to provide break-away base detail for lights.
- The applicant should provide a turn around at bio-retention ponds to provide access to sedimentation basin.

PUBLIC HEARING

The Chair asked if anyone else was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Ms. Walker mentioned that all OSPUD applications must go before the Conservation Commission prior to Planning Board.

Mr. Desfosses made a motion to postpone to the next TAC meeting, seconded by Mr. Cracknell. The motion passed unanimously.

- D. The request of **Hampshire Development Corp. (Applicant) and 64 Vaughan Mall, LLC (Owner)** for property located at **64 Vaughan Street** requesting Site Plan Review approval for the renovation of an existing building including a 2,475 sq. ft. expansion to the building footprint, a fourth-story addition to a portion of the existing building with retail space on the first floor and 14 residential units on the upper stories and an underground parking garage with related utilities, landscaping, and associated site improvements. Said property is shown on Assessor Map 126 Lot 1 and lies within the Character District 5 (CD5) District, the Historic District, and the Downtown Overlay District.

SPEAKING TO THE APPLICATION

Erik Saari, Altus Engineering and Steve Wilson and Shayne Forsley, Hampshire Development Corp presented for the applicant and discussed revisions made since the last meeting. They then ran through the comments provided by TAC in advance of the meeting.

TAC Comments:

- Perpendicular parking spaces should not be less than 9' wide in such a busy, high turnover lot. The parallel parking stalls along the building edge should be 9' wide as well.
- The second downtown street light is not shown in the correct location on the drawing.
- The existing water service shall be abandoned at the main. This should be shown on the demolition plan.
- All catch basins on City property or in City ROWs are to have catch basin liners.
- Provide 2" of pavement under brick sidewalks
- Tree plantings shall use City standards. Specifically, no burlap or cages allowed and the root ball flare must be at finished grade. Please fix detail.
- Please explain how the prior TAC comments have been addressed by the most recently submitted plan set.
- The revised plans indicate you are proposing a lot line revision with the abutting property, please submit a subdivision approval application.

- Are you planning to submit a lighting plan? If not, please request a waiver.
- The proposed milling and repaving of ½ the Worth Lot as previously proposed will be recommended for to the PB approval as a stipulation of approval.
- Adequate turning radius should be shown for the right-turn existing the parking garage.
- The front of the proposed mixed-use building should be dedicated as community space (as a wide pedestrian sidewalk) in order to meet the setback and front lot-line buildout requirements.

PUBLIC HEARING

The Chair asked if anyone else was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Britz made a motion to recommend approval to the Planning Board with the following stipulations, seconded by Mr. Cracknell. The motion passed unanimously.

Stipulations of approval:

- Perpendicular parking spaces along the median island to the west of the access driveway to Hanover Street shall be widened to 9'. The parallel parking stalls along the building edge should be 9' wide as well.
- The street lights on Hanover Street shall be shown in the correct locations as stipulated by DPW.
- The existing water service shall be abandoned at the main and shall be shown on the demolition plan.
- All catch basins on City property or in City ROW's are to have catch basin liners.
- The plan details shall be updated to show 2" of pavement under the new brick sidewalks
- Tree planting details shall be updated to City standards, specifically, no burlap or cages allowed and the root ball flare must be at finished grade
- Waivers shall be requested for the lighting and landscaping plans.
- The applicant will be responsible for milling and repaving of ½ the Worth Lot as shown on the plans.
- Applicant shall provide a turning template to confirm the turning radius is adequate for right-turns out of the parking garage.
- The front of the proposed mixed-use building shall be dedicated as community space (as a wide pedestrian sidewalk) in order to meet the setback and front lot-line buildout requirements.

- E. **REQUEST TO POSTPONE** The request of **Gregory J. Morneault and Amanda B. Morneault (Owners)** and **John Chagnon, (Applicant)** for property located at **137 Northwest Street** requesting Preliminary and Final Subdivision Approval to subdivide 1 existing lot with 18,134 square feet of lot area, 19 feet of

lot depth, and 537 feet of street frontage into 2 lots as follows: Proposed Lot 1 with 7,500 square feet of lot area, 44 feet of lot depth, and 179 feet of street frontage; Proposed Lot 2 with 10,634 square feet of lot area, 25 feet of lot depth, and 357 feet of street frontage. The existing residence will remain and be on Proposed Lot 1 and a new home will be constructed on Proposed Lot 2. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District and Historic District. **REQUEST TO POSTPONE**

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses made a motion to postpone to the next TAC meeting, seconded by Mr. Howe. The motion passed unanimously.

- F. The request of **Ricci Construction Company INC, (Owner)** and **Joseph Coronati (Applicant)** for property located at **3400 Lafayette Rd** requesting Conditional Use Permit for a Development Site in accordance with Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for construction of a 50-unit multi-family residential development that includes community space and related landscaping, drainage, paving, utilities and other site improvements. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District.

SPEAKING TO THE APPLICATION

Joseph Coronati, Jones & Beach Engineers, John Bosen of Bosen & Associates, and Greg Mikolaits of August Consulting presented for the applicant. They reviewed changes made since the last meeting and then discussed the TAC comments provided prior to the meeting.

TAC Comments:

- If AOT permit is required then no additional drainage review is required.
- Water main pipe is required to be ductile iron. All valves and hydrants to open right.
- Please provide an update on the status of compliance with zoning as noted previously.
- Please identify which types of community space you are proposing (see Section 10.5A.45 of the Zoning Ordinance).
- Please indicated how you are satisfying the requirements for provision of bicycle parking (Section 10.1116 of the Ordinance).
- In your responses to previous TAC comments, you indicated you will meet City standards as listed. Have plans and details been updated to reflect that?
- Hydrant locations shall be approved by the Fire Dept prior to Planning Board review.
- Per Section 10.1112.32 of the Zoning Ordinance, you are required to provide 10 visitor spaces (1 for every 5 dwellings), please explain how you propose to satisfy this requirement?

- You provided a number of documents related to the existing conservation easement on the property. Please explain whether these documents indicate that recreational trails and related improvements are permitted.
- Your plans do not appear to be in compliance with Section 10.5B90 of the Zoning Ordinance (Pedestrian Access and Circulation). A minimum 8' wide pedestrian walkway should be provided throughout the site connecting to the main entrances of buildings. Your internal pedestrian network is incomplete and the project should consider off-site connections to abutting land uses along Route 1.
- The stormwater for this site should not outlet into the wetland area that has been designed for mitigation. While the stormwater is being treated complete removal of all contaminants (i.e. chloride) is not possible with current technology. However, there will be impacts to this wetland area over the long term if chloride and other contaminants are allowed to be introduced into the wetland mitigation area.
- There is community space proposed in an area with a conservation easement to the benefit of the City. This area is already accessible as community space and already protected with a conservation easement. It does not seem appropriate to use this area as credit for community space.
- Please provide a statement listing the green building components planned for this project.
- The overall site plan is still too crowded and dense with too much impervious surface and too little usual internal open space. Consideration should be given to removing (or potentially relocating) the five units (in two separate buildings) located at the end of the development.
- Egress from the last two units appears to require a vehicle to back up to the cul-de-sac in order to exist the site.
- Snow storage areas appear inadequate due to density of the proposed development.
- Additional usable or active community space is needed within the development area.
- Any trail system should consider connections to Coach Road and a potential connection to Nathaniel Drive.
- It should be clarified whether the applicant is proposing to deed an easement or the fee to the city for the proposed open space at the back of the site. Note that the city owns all the abutting property (in 6 separate parcels) to the northwest.
- The proposed concrete sidewalk should be set back at least two feet (with a turf belt) from the proposed sloped granite curb in order to preserve the edge. Conversely, vertical granite curb should be used if space is unavailable for the turf belt.
- In order to break up the massing along the main driveway, all garage doors should be covered with either a second story balcony or a small projecting roof structure. Lighting should also be shown above the garage doors.

PUBLIC HEARING

Kerri Hassan resident of 60 Nathaniel Drive and member of the Weatherstone Condominium Association shared the following concerns:

1. Main driveway in and out will be parallel to Weatherstone Condominium Association's (WCA) main driveway and building. WCA's concern is related to the

- amount of noise/light disturbance that would be associated with the level of traffic expected from the proposed number of condo units. With 50 units, traffic could be upwards of 100 cars leaving in and out daily.
2. The proposal currently shows the decks are to be built on the backside of the condo units. Noise and disturbance from the decks facing towards the water may echo and carry throughout the area.
 3. Will pets be allowed in the units? If so, how many dogs per unit will be allowed? This relates to the potential noise disturbance of a large number of dogs in a concentrated area. WCA will likely be impacted by the level of noise that a dog barks, or multiple at once, produce.
 4. Will the development of the condo bylaws include a clause about leashed pets, both on the trails and within the condo area? Two concerns: one would be the potential for dogs to run loose while using the trails (i.e., potential impact to conservation area & safety to humans/dogs). The second would be concern for unleashed dogs that may stray into Weatherstone from the general condo area.
 5. The WCA is concerned about the environmental impact related to the proposed sewer location, specifically the section that would cross through the conservation area. Moment of thought: does building condos outweigh the potential risk of harm to the conservation area that Portsmouth protects? How much growth is feasible with the current city sewer?
 6. What type of water pressure loss, if any, would impact surrounding residents if the project is completed? Would the increase in water usage require the city to allocate money to compensate for pressure loss?
 7. WCA's shared common elements allow for neighborhood interaction and its members often have a neighborhood gathering of renters and owners during the summer. As abutters to the new development, what type of impact to our current way of life at WCA should we expect? How might the development impact the neighborhood feel and way of life that WCA and its members currently enjoy?
 8. Trails – what type of maintenance and upkeep will be given to the trails to ensure that animal waste and trash do not impact Mother Nature. How close will the proposed trails be to the abutting land of WCA's buildings? If pets are allowed on the trails, how will dog noise levels be controlled?
 9. The concern is that the exit for Weatherstone, Hillcrest Estates, and this new development are all within 100 yards of each other; what can be done to minimize the potential for accidents and traffic that will entering and exiting together. The speed limit is 45 mph; will the City work with the State to lower the speed limit if the development is approved?

DISCUSSION AND DECISION OF THE BOARD

Mr. Howe made a motion to postpone to the next TAC meeting, seconded by Mr. Britz. The motion passed unanimously.

III. NEW BUSINESS

The Board considered the next two applications together.

- A. The application of **Pease Development Authority, Owner, and Lonza Biologics, Applicant**, for property located at **55 and 101 International Drive**, requesting Subdivision (Lot Line Adjustment) Approval under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to revise the lot line between the two lots increasing Map 305 Lot 6 by 2.66 acres from 43.37 acres to 46.02 acres. Said properties are shown on Assessor Map 305 Lot 6 and Lot 7 and lie within the Airport Business Commercial (ABC) District.
- B. The application of **Pease Development Authority, Owner, and Lonza Biologics, 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 the construction of a new 200 space parking lot along with associated site improvements including lighting, landscaping, and stormwater management. Said property is shown on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District.

SPEAKING TO THE APPLICATION

Neil Hansen of Tighe & Bond presented for the applicant and reviewed the comments provided by TAC.

TAC Comments:

- Explain why the offsite flow above the wall is being routed through the jellyfish filter.
- The wall should have an underdrain system. The groundwater here will need to be accounted for in the drainage calculations.
- HW1 is labeled Inv. In instead of Inv. Out.

PUBLIC HEARING

The Chair asked if anyone else was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Howe made a motion to recommend to Planning Board with the following stipulations for consideration at the July Planning Board meeting, Mr. Cracknell seconded the motion.

Stipulations of Approval:

- Add an underdrain system at the proposed wall and account for groundwater at this location in the drainage calculations.

- HW1 shall be corrected to read “Inv. Out”
- Add Knox key switch in parking gate
- Confirm that the parking gate measures at least 20’ when open
- Run truck turning templates to verify truck access through the parking lot aisles to be reviewed by the Fire Department prior to Planning Board review

IV. OTHER BUSINESS

- A. The application of **Bow St Brew LLC, Owner and Applicant**, for property located at **121 Bow St Unit C1**, requesting Conditional Use Permit Approval in accordance with Section 10.1112.14 of the Zoning Ordinance, for the provision on no on-site parking spaces where three (3) are required. Said property is shown on Assessor Map 105 Lot 1-1 and lies within the Character District 4 (CD4), Historic District, and Downtown Overlay District (DOD).

SPEAKING TO THE APPLICATION

Timothy Phoenix presented for the applicant.

The Board had no comments on the proposed application.

IV. ADJOURNMENT

Meeting adjourned at 4:33pm.