

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

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

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

2:00 PM

October 3, 2023

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of minutes from the September 5, 2023 Site Plan Review Technical Advisory Committee Meeting.

II. OLD BUSINESS

- A. **REQUEST TO POSTPONE** The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the Airport Business Commercial (ABC) District. **REQUEST TO POSTPONE (LU-23-135)**

- B. The request of **Coventry Realty LLC (Owner)**, for property located at **111 State Street** requesting A Parking Conditional Use Permit under Section 10.1112.14 to allow zero (0) parking spaces where 46 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-125)

II. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_qmpQ3vBzSDiXAJumbMT74Q

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

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

2:00 PM

September 5, 2023

MINUTES

MEMBERS PRESENT:

Peter Stith, Chairperson, Planning Manager; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Shanti Wolph, Chief Building Inspector; Peter Britz, Director of Planning & Sustainability; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Mike Maloney; Deputy Police Chief

MEMBERS ABSENT:

**ADDITIONAL
STAFF PRESENT:**

Stefanie Casella, Planner II; Kate Homet, Associate Environmental Planner

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the August 1, 2023 Site Plan Review Technical Advisory Committee Meeting.

[5:10] E. Eby made a motion to approve the minutes as presented. Z. Cronin seconded the motion. The motion passed unanimously.

Chairman Stith noted that 111 State Street postponed.

II. NEW BUSINESS

- A.** The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project

includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the Airport Business Commercial (ABC) District. (LU-23-135)

SPEAKING TO THE APPLICATION

[7:20] Jeff Kilburg (Apex Design Build) and Jason Boberg (ATDG) came to present this application. This proposal had previously gone through a work session so the applicants proceeded to go forth and address comments and changes made since the last meeting.

[16:33] Mr. Kilburg then addressed recent staff comments:

1. *Provide answers to comments provided at previous TAC meeting.*

This was done at the meeting.

2. *Widen driveway on Corporate or enlarge corner radii to allow trucks to turn in and out without running over curb.*

E. Eby suggested changing the radius from 30', not 20' for the entrance off Corporate Drive. Mr. Kilburg said that it will be updated to meet the City's preference.

3. *Show sidewalk tip downs at International at Corporate intersection and driveway on International. Tip downs at intersections require truncated dome tiles that comply with ADA and PROWAG standards.*

These will be updated.

4. *Confirm landing area for wheelchairs at bus area is ADA compliant. Landing areas must be at least 8'x8' and at full curb height areas.*

These will be updated on the next plan.

5. *Confirm bus shelter is placed correctly for ADA accessibility.*

These will be updated on the next plan.

6. *Call out width of sidewalks on plans, must be a minimum of 5.5'.*

They will accommodate this.

7. *Industrial discharge permit will be required, pre-treatment may be required*

Their mechanical engineer will address this.

8. *Provide Storm Water Management Plan.*

This will be provided during the permit process but it is also in the operations and maintenance section of the drainage report.

9. *Change sawcut to mill and overlay limits of work.*

If they disturb the curb they will fix the pavement.

10. *All valves and hydrant must be open left and must say "open left" on gate boxes*

These will be updated on the next plan.

11. *Need invert in the drain man hole.*

These will be updated on the next plan.

12. *Remove references to Radburn Street in catch basin detail.*

This will be done.

13. *Fill annular space around boot in catch basin and sewer manhole details with mortar.*

These will be updated on the next plan.

14. *Water services need to be sized by mechanical engineer.*

These will be relayed and updated.

15. *Show piping in infiltration chambers (distribution manifold detail from manufacturer.)*

This will be done for the isolator row.

16. *Planting and loam and seeding details must meet city standards.*

They will look into these standards and update the plan.

17. *Snow storage areas appear to be inadequate.*

This will be re-evaluated.

18. *Coordinate water main taps with City Staff.*

They will add in a construction note for this.

19. *8' wide ADA van isles require "No Parking" signs per NH RSA.*

They will do an 11' parking stall and a 5' drive aisle/loading area.

20. Install hydrant in front of building off City main on Corporate Drive.

They will update the drawings to reflect this.

21. Telecom and electric service connections should be open cut.

These will be updated to be open trench and open cut. D. Desfosses also mentioned that they should put a note on the plans about potentially hazardous waste exposure while drilling.

P. Howe noted that he would like to see an updated turning template for fire trucks in the front of the building.

He would also like to see ambulance turning templates shown on the plan for accessing the loading docks in the southeast corner.

E. Eby asked if there would be a traffic study required from the Pease Development Authority (PDA).

Mike Mates (PDA) introduced himself and stated that the PDA did not need one but did ask for trip generation data.

E. Eby said that a traffic study is typically required when there are predicted to be over 100 trips during the peak hour in the trip generation report. He would like to review a traffic study.

P. Britz asked what the plans were for the wetland buffer plantings.

Mr. Kilburg responded that the buffer will be left alone to grow back naturally. This will be indicated on an updated plan.

PUBLIC HEARING

[45:50] Chairman Stith opened the public hearing, no one spoke. The public hearing was closed.

DISCUSSION AND DECISION OF THE BOARD

[47:24] P. Britz said that the application should come back before them for review. He made a motion to postpone the application until the next meeting.

S. Wolph seconded the motion, the motion passed unanimously.

- B.** The request of **Bantry Bay Associates LLC (Owner)**, for property located at **0 Shearwater Drive** requesting Preliminary and Final Subdivision approval for the subdivision of the 2.23 acre lot into nine (9) conforming Single-Family lots. Said

property is located on Assessor Map 217 Lot 2-1900 and lies within the General Residence B (GRB) District. (LU-23-138)

Chairman Stith announced that both items B and C on the agenda would be read in together and presented on at the same time.

- C.** The request of **Bantry Bay Associates LLC (Owner)**, for property located at **0 Shearwater Drive** requesting Site Plan Review approval for the construction of nine (9) single-family dwellings with associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 217 Lot 2-1900 and lies within General Residence B (GRB) District (LU-23-138)

SPEAKING TO THE APPLICATION

Neil Hansen of Tighe & Bond came to present this application. Mr. Hansen mentioned that this application had previously gone before the committee for a work session to discuss the subdivision and site plan applications. He proceeded to review the proposal and go over the details of the plan before addressing staff comments.

1. *Sidewalk along frontage must be concrete, 5.5' wide with grass strip between curb and sidewalk.*

This will be shown on the plan and the existing street trees will remain.

2. *Old water service taps shall have corp closed and capped at main.*

Utility Note #19 addresses this.

3. *Abandon or replace all existing cross country drains with HDPE to Market Street.*

Everything will be replaced or slip-lined all the way to Market Street.

4. *Replace CMP drain in Shearwater near Blue Heron Drive with HDPE.*

Will do.

5. *Use City standard planting and loam and seed details.*

Will do.

6. *Drainage easements should extend over cross country pipes to Market Street right of way.*

They will update the plans to reflect this.

7. *Correct drain detail to show mortar in annular space around boot connection.*

They will revise this.

8. *Off site improvements – sidewalk to Granite Street crossing Market Street and installing pedestrian signals as part of crosswalk.*

The applicant feels that this is a large ask as they are already installing sidewalks and repaving part of Shearwater. The applicant will meet with staff to discuss this further.

9. *Relocated hydrant should be 10' from driveways.*

Will update.

10. *Show brick under curb stop in water service detail.*

Will update.

11. *Thrust blocks for hydrant should be 2'x2'x2'x precast.*

Will update.

12. *Will the proposed drainage infrastructure tie into City infrastructure?*

Yes.

13. *How do you intend to overcome the doctrine of merger?*

This will be discussed with the team.

14. *Will you be requesting a waiver for a maintenance bond?*

The applicant will decide on this.

15. *Will you be doing work in the ROW?*

Yes with sidewalks and some utility work.

16. *How do you propose to treat the stormwater before connecting to City infrastructure?
Jellyfish filter?*

Stormwater from the roofs will go into an infiltration drip edge, there is no other treatment proposed.

17. *Please enhance the landscape plan.*

Some of the larger trees are being replaced, future homeowners can decide how to landscape their own lot in the future. This will be further discussed with the applicant.

18. What are the 3 circle details that are in the corner of the eastern most lot.

The tree protection line.

PUBLIC HEARING

[1:05:24] Chairman Stith opened the public hearing.

[1:05:31] Paula Skelley, an abutter, came to speak. She wanted to know how many trees would be cut on the back of all of the proposed lots. Her main concern was that those trees currently act as a buffer between the neighborhood and Market Street. She also asked how tall the new buildings would be and how long it would take to build them all.

Mr. Hansen responded that some trees would be removed that were closer to the existing cul-de-sac. The new homes would not be more than two stories high and they were not yet sure of the building timeframe.

[1:08:22] Laurie Sauloway, an abutter, came to speak. She reiterated the concern for tree removal near Market Street and the potential for removing their current buffer between Market Street and the neighborhood.

[1:09:21] Chairman Stith closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

[1:11:43] D. Desfosses made a motion to approve the application with the following stipulations prior to Planning Board submission:

- 1) Sidewalk along frontage must be concrete, 5.5' wide with grass strip between curb and sidewalk.
- 2) Old water service taps shall have corp closed and capped at main.
- 3) Applicant will coordinate with DPW to abandon or replace all existing cross country drains with HDPE to Market Street.
- 4) Applicant will replace CMP drain in Shearwater near Blue Heron Drive with HDPE.
- 5) City standards will be used for planting and loam and seed details.
- 6) Drainage easements will extend over cross country pipes to Market Street right of way.
- 7) Drain detail will be corrected to show mortar in annular space around boot connection.
- 8) Applicant will work with City staff to coordinate offsite improvements including sidewalk to Granite Street crossing Market Street and installing pedestrian signals as part of crosswalk.
- 9) Hydrant will be relocated to be 10' from driveways.
- 10) Brick under curb stop will be shown in water service detail.
- 11) Details will be updated to show thrust blocks for hydrant will be 2'x2'x2'x precast.

- 12) Applicant will work with the legal department to overcome the doctrine of merger.
- 13) Waiver will be requested for a maintenance bond if needed.

P. Howe seconded the motion. The motion passed unanimously.

D. REQUEST TO POSTPONE The request of **Coventry Realty LLC (Owner)**, for property located at **111 State Street** requesting A Parking Conditional Use Permit under Section 10.1112.14 to allow zero (0) parking spaces where 43 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. **REQUEST TO POSTPONE (LU-22-125)**

III. ADJOURNMENT

The meeting was adjourned at 3:12 PM.

Respectfully submitted,

Kate E. Homet
Secretary for the Technical Advisory Committee



200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

21 September 2023

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Parking CUP Approval, Tax Map 107, Lot 50, 111 State Street

Dear Chair Chellman and Planning Board members:

On behalf of Coventry Realty, LLC, we hereby apply for a **Parking Conditional Use Permit** at the site to convert some of the restaurant use to residential use. Please find the following information in support thereof. The site was granted a Parking CUP on October 20, 2022, to provide Zero (0) parking spaces where 35 spaces are required. This revision to the project adds two dwelling units to the site and eliminates 2,827 square feet of restaurant use. The Parking Demand will decrease under this revision. The required parking under the Portsmouth Ordinance will increase from 35 spaces to 46 spaces. The increase is due to the previous approval only looking at the revised floor areas, and not the entire building. Since no parking is being provided on site, this request is to provide Zero (0) parking spaces where 46 spaces are required. The request, however, is similar in nature to the previously granted approval.

We submit that the application conforms to the Portsmouth Ordinance Sections, repeated below with comments in **bold** text, as follows:

Section 10.1112.141: An application for a conditional use permit under this section shall include a parking demand analysis demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use. **The attached Parking Demand Analysis shows that the proposed improvements will decrease the parking demand at the property.**

Section 10.1112.142: An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/micro transit services or bike share station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62. **The attached Parking Demand Analysis shows that the proposed improvements will decrease the parking demand at the property.**

Section 10.1112.143: The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis. **Since the parking supply is currently sufficient for the existing use, and the proposed improvements will decrease the parking demand at the property, we submit that the available parking is adequate.**

Section 10.1112.144: At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant or may allow fewer spaces than the maximum number requested by the applicant. **Due to the nature of this particular request, where no parking is provided, this section is not applicable to this project.**

The renovation will reduce the intensity of the required parking for the property with the now total removal of the restaurant dining use on the second floor. The change to residential units, pursuant to the parking metric, reduces the demand for parking spaces for the proposed building renovation revision.

The proposed renovation will result in a decreased demand for parking over the current building use and configuration. Denial of the Parking CUP would present a distinct hardship to the applicant, since the use revision reduces parking demand, a stated goal of the Ordinance requirements. Therefore, we ask that the Planning Board grant the Parking Conditional Use Permit, finding that the reduction in the parking demand conforms to the intent of the Ordinance provisions.

Thank you for your time and attention to this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a long horizontal flourish extending to the right.

John R. Chagnon, PE
CC: 111 State Street Team

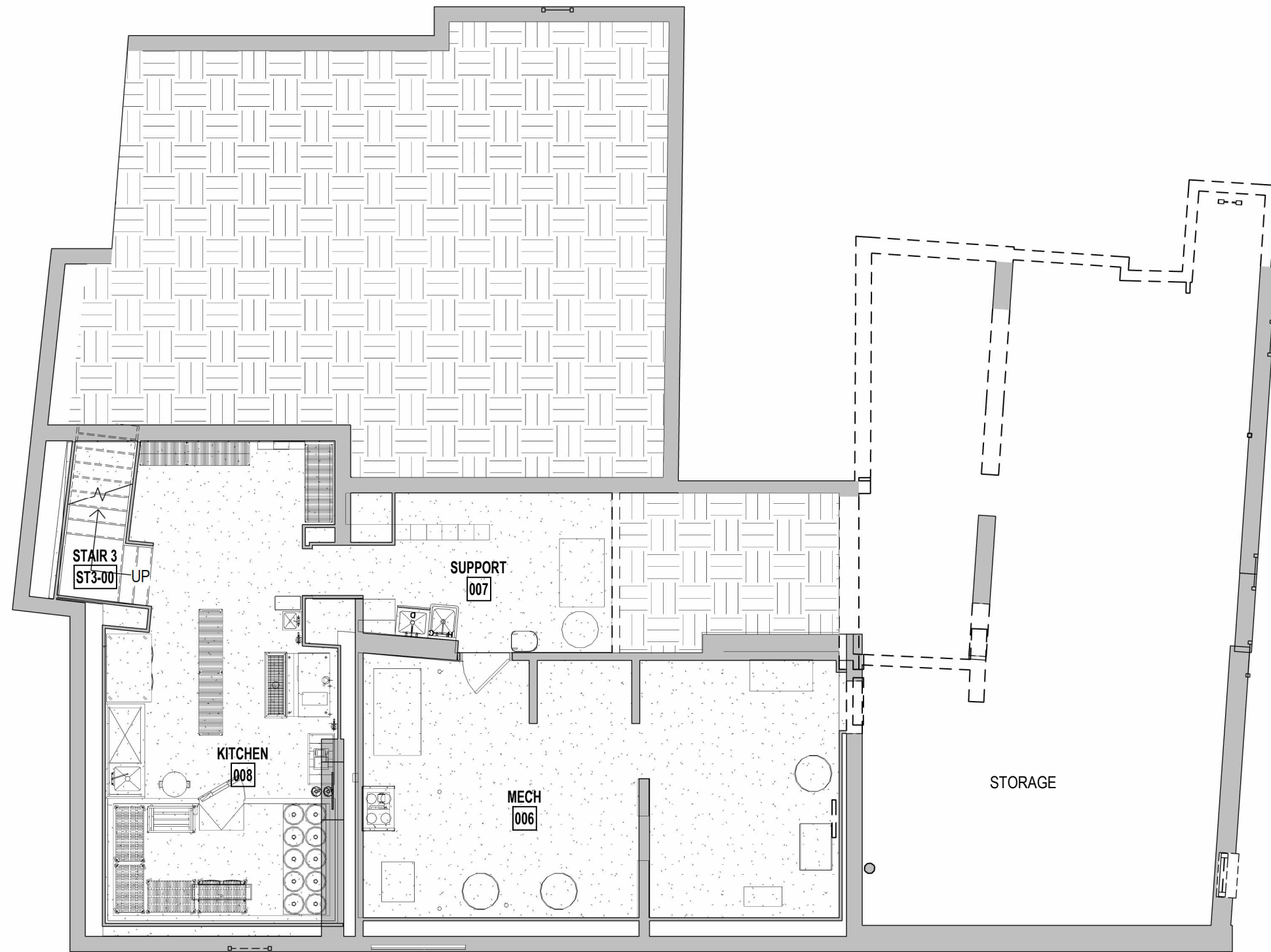


111 State Street
Area Program Parking Analysis
 9/20/2023

Existing Layout - Previously Approved						
Level	Occupancy	Occupied Floor Area (sf)	Qty Residential Units	Unit size	Parking spaces per area or unit	Parking spaces required
3	Apartment 303	757	1	757	1.3	1.3
3	Apartment 302	532	1	532	1.0	1.0
3	Apartment 301	444	1	444	0.5	0.5
2	Restaurant	2,827	0	0	100.0	28.3
2	Apartment 202	491	1	491	0.5	0.5
2	Apartment 201	535	1	535	1.0	1.0
1	Restaurant	3,626	0	0	100.0	36.3
0	Accessory - storage, mechanical, prep kitchen	2,282	0	0	0.0	0.0
Subtotal Previously approved		9,212	5			68.8
Visitor: 1 space per 5 units						1.0
Grand Total Required (as previously approved)						70

Proposed Layout						
Level	Occupancy	Occupied Floor Area (sf)	Qty Residential Units	Unit size	Parking spaces per area or unit	Parking spaces required
3	Apartment 303	757	1	757	1.3	1.3
3	Apartment 302	532	1	532	1.0	1.0
3	Apartment 301	444	1	444	0.5	0.5
2	Apartment 204	1,777	1	1,777	1.3	1.3
2	Apartment 203	599	1	599	1.0	1.0
2	Apartment 202	609	1	609	1.0	1.0
2	Apartment 201	550	1	550	1.0	1.0
1	Restaurant	3,712	0	0	100.0	37.1
0	Accessory - storage, mech, elect, prep kitchen	2,382	0	0	0.0	0.0
Subtotal Proposed		11,362	7			44.2
Visitor: 1 space per 5 units						1.4
Grand Total Required (As Proposed)						46

Net Change in required parking (Decrease) from previously approved (24)

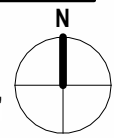
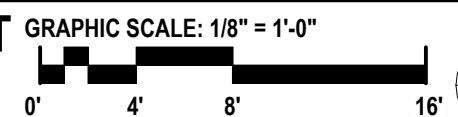


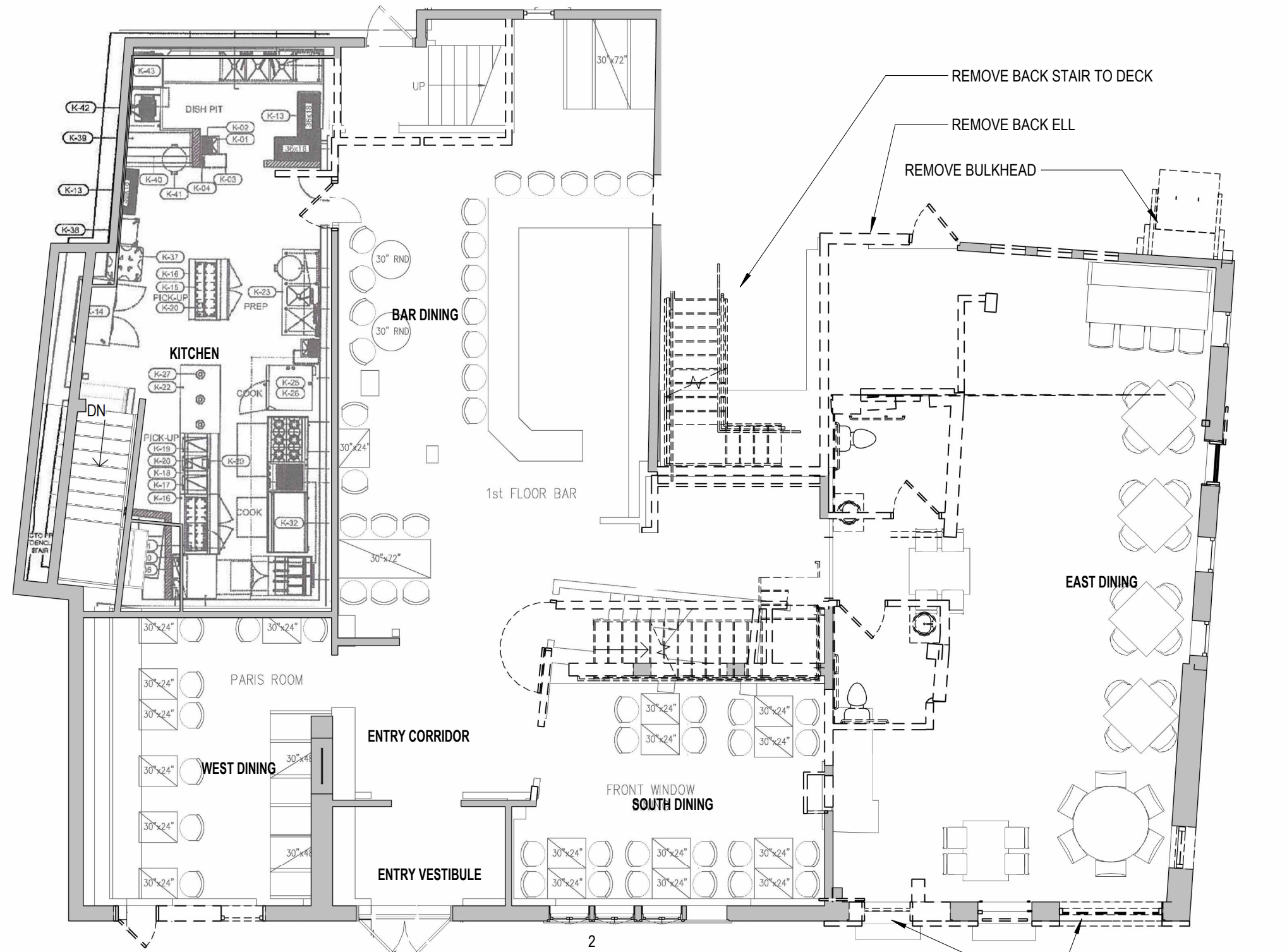
DEMOLITION LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING WINDOW & FRAME TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	AREA NOT IN SCOPE



PB0.0 **EXISTING BASEMENT PLAN**
111 STATE STREET

SCALE: As indicated
 9/18/23



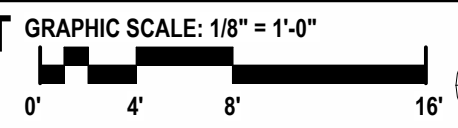


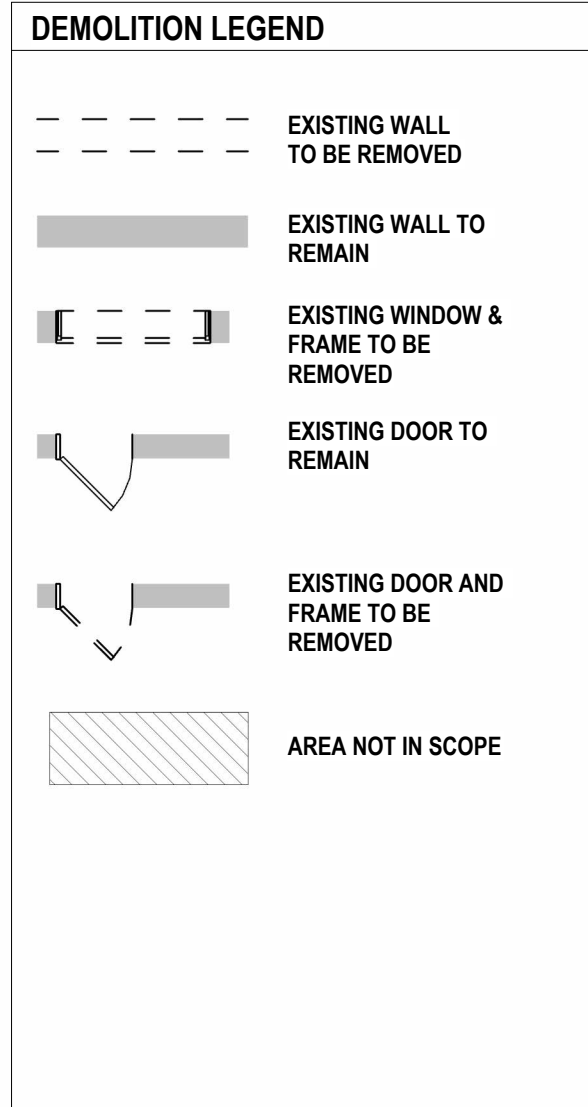
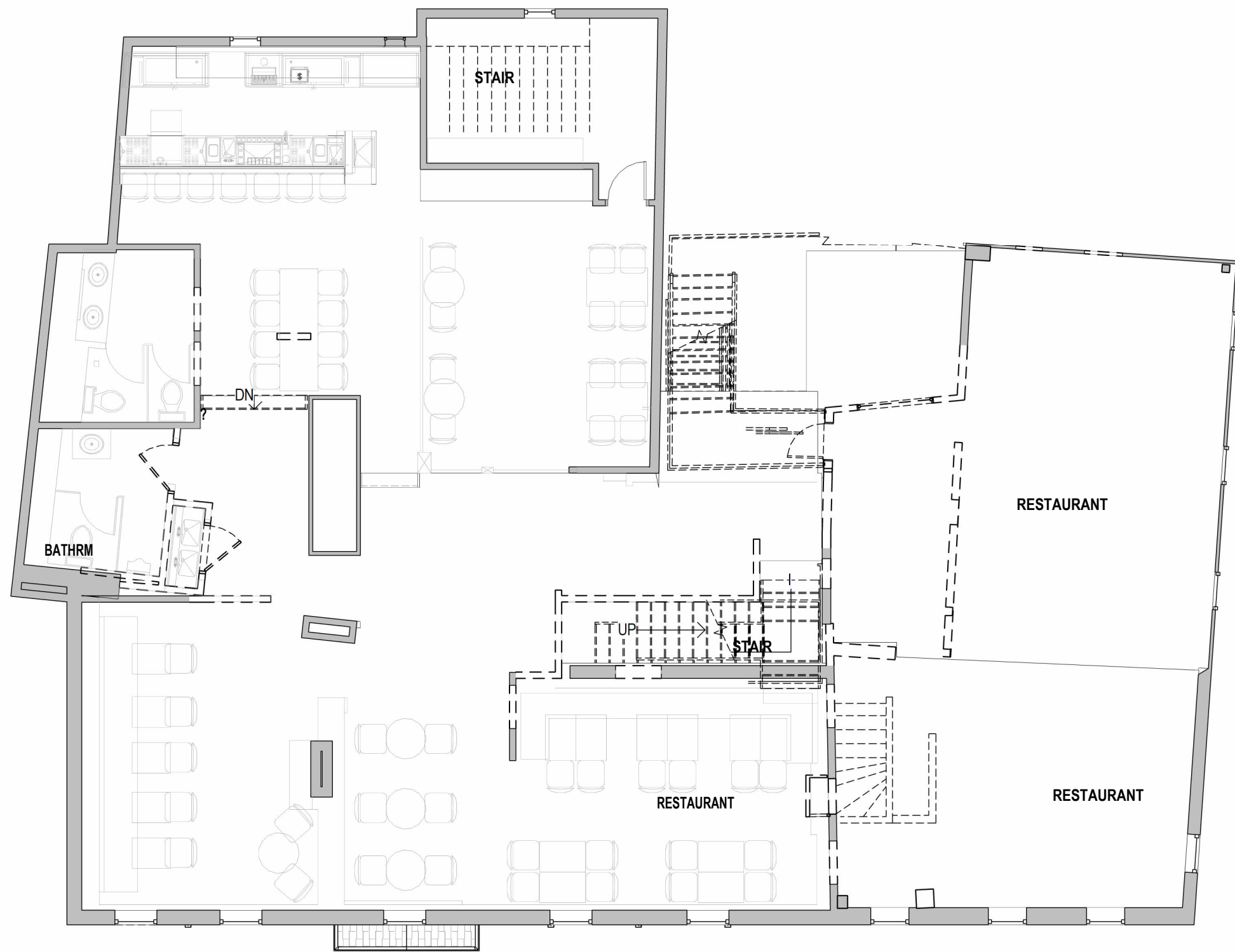
DEMOLITION LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING WINDOW & FRAME TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	AREA NOT IN SCOPE



PB0.1 EXISTING FIRST FLOOR PLAN
111 STATE STREET

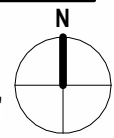
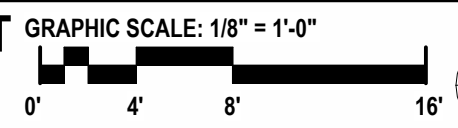
SCALE: As indicated
 9/18/23

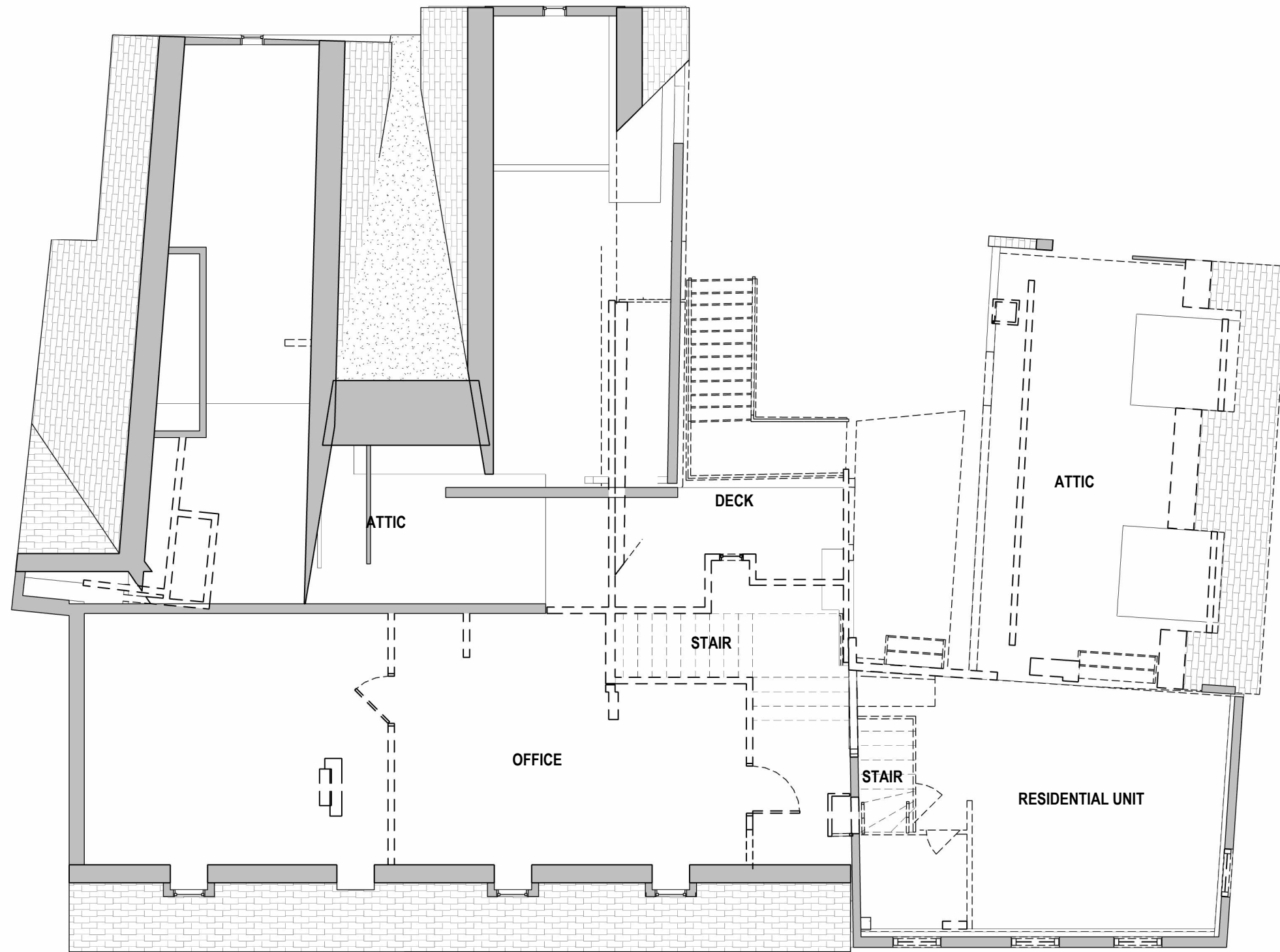




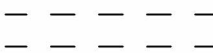
PB0.2 **EXISTING SECOND FLOOR PLAN**
111 STATE STREET


SCALE: As indicated
 9/18/23

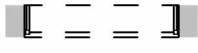







DEMOLITION LEGEND

- 

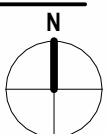
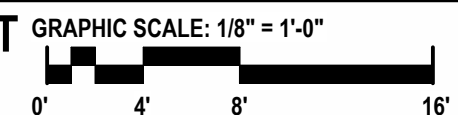
 EXISTING WALL TO BE REMOVED
- 

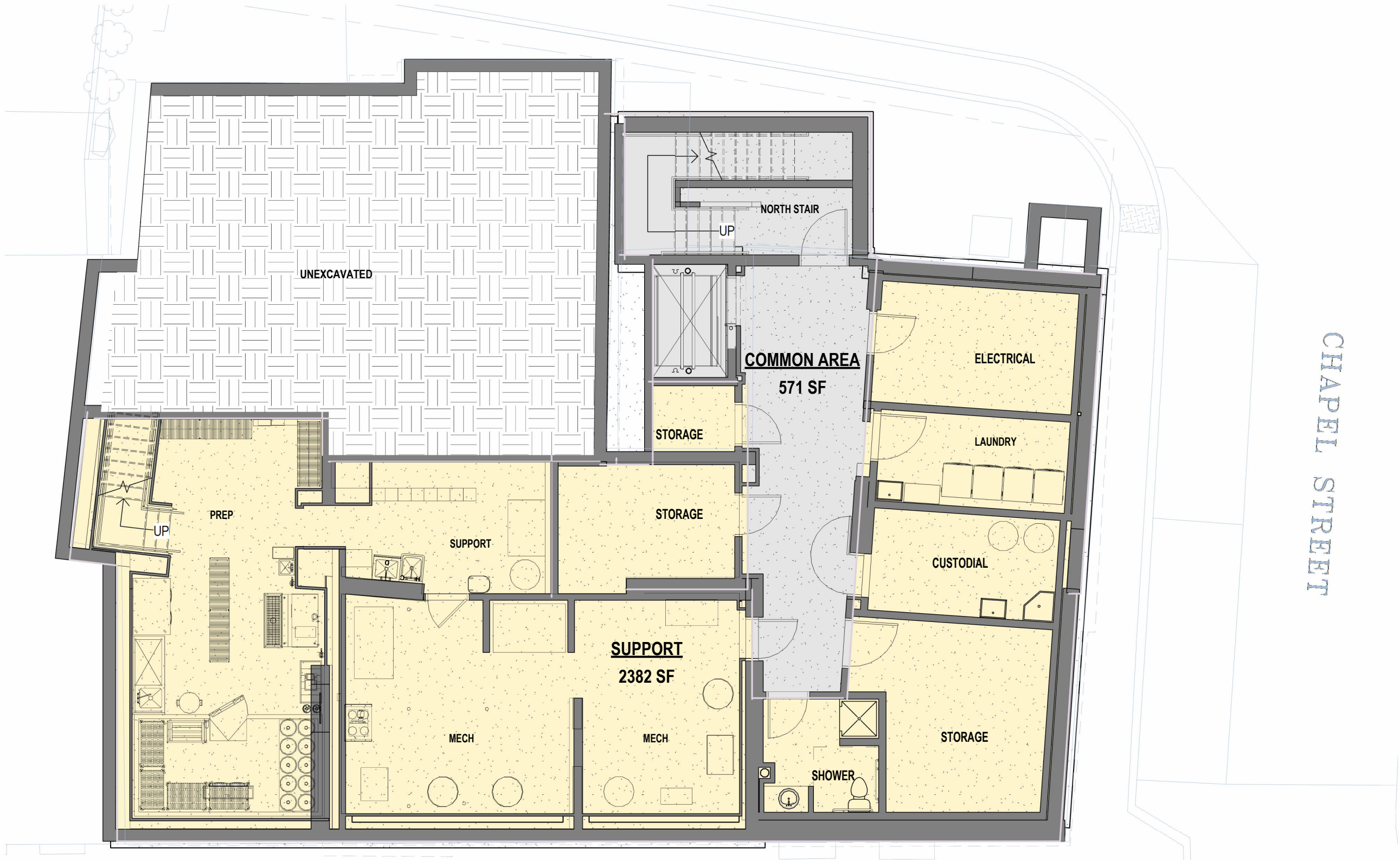
 EXISTING WALL TO REMAIN
- 
 EXISTING WINDOW & FRAME TO BE REMOVED
- 
 EXISTING DOOR TO REMAIN
- 
 EXISTING DOOR AND FRAME TO BE REMOVED
- 
 AREA NOT IN SCOPE



PB0.3 **EXISTING THIRD FLOOR PLAN**
111 STATE STREET

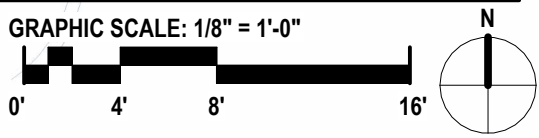
SCALE: As indicated
 9/18/23

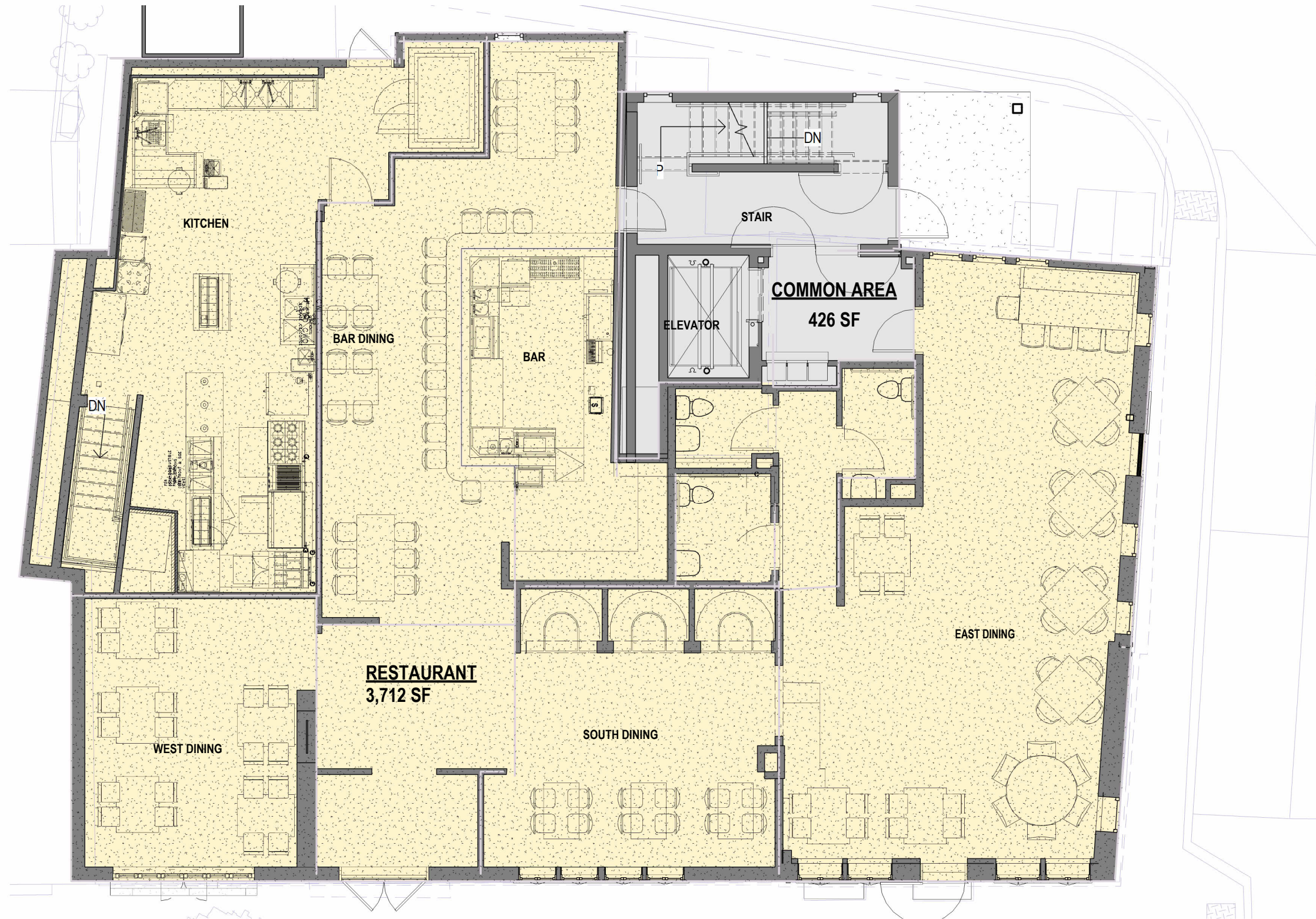




PB1.0 BASEMENT FLOOR PLAN - PROPOSED
111 STATE STREET

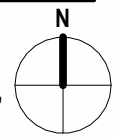
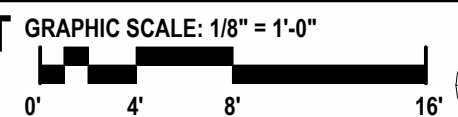
SCALE: 1/8" = 1'-0"
 9/18/23

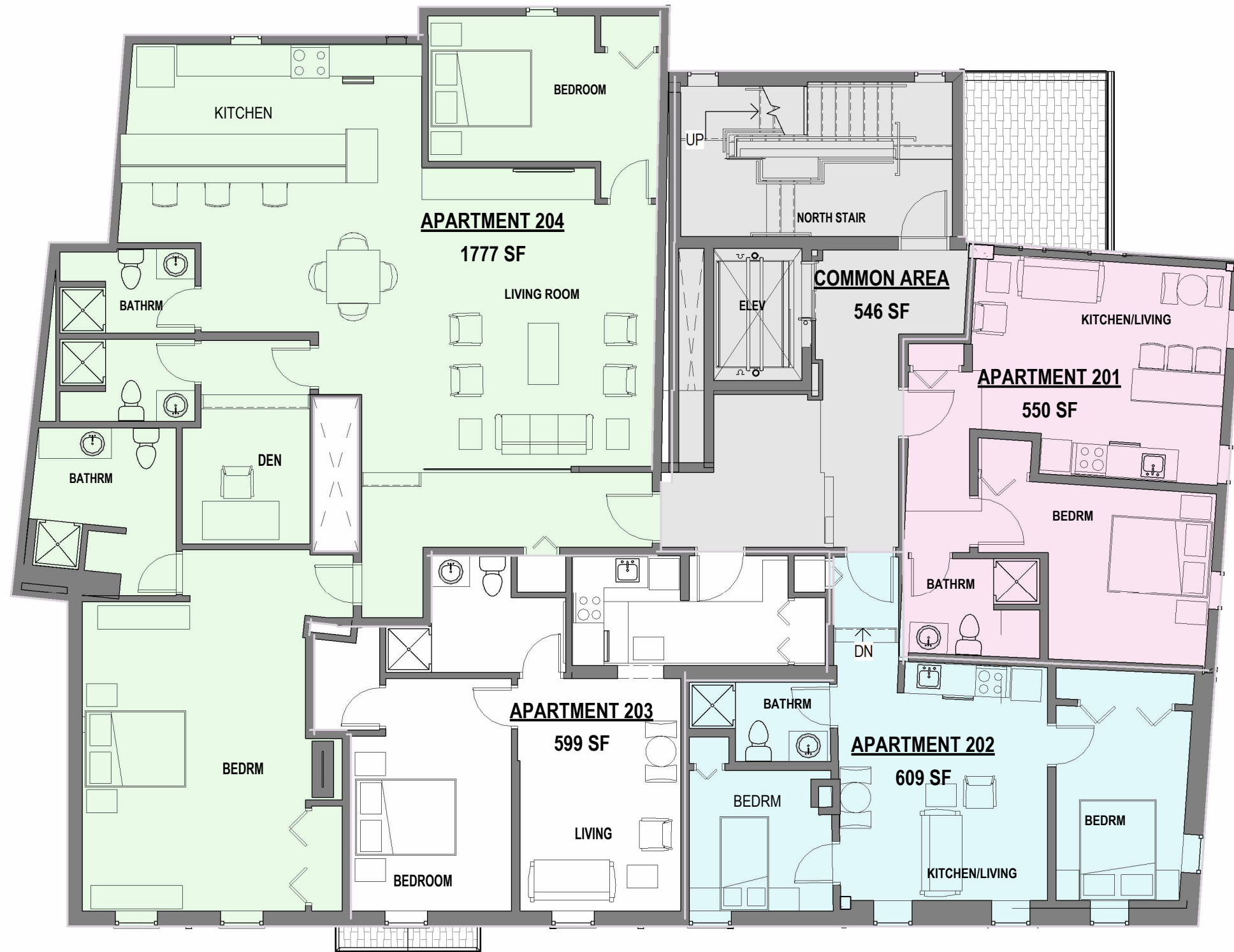




PB1.1 **FIRST FLOOR PLAN - PROPOSED**
111 STATE STREET

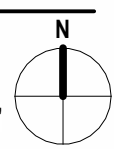
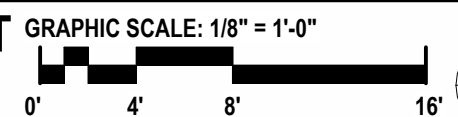
SCALE: 1/8" = 1'-0"
 9/18/23

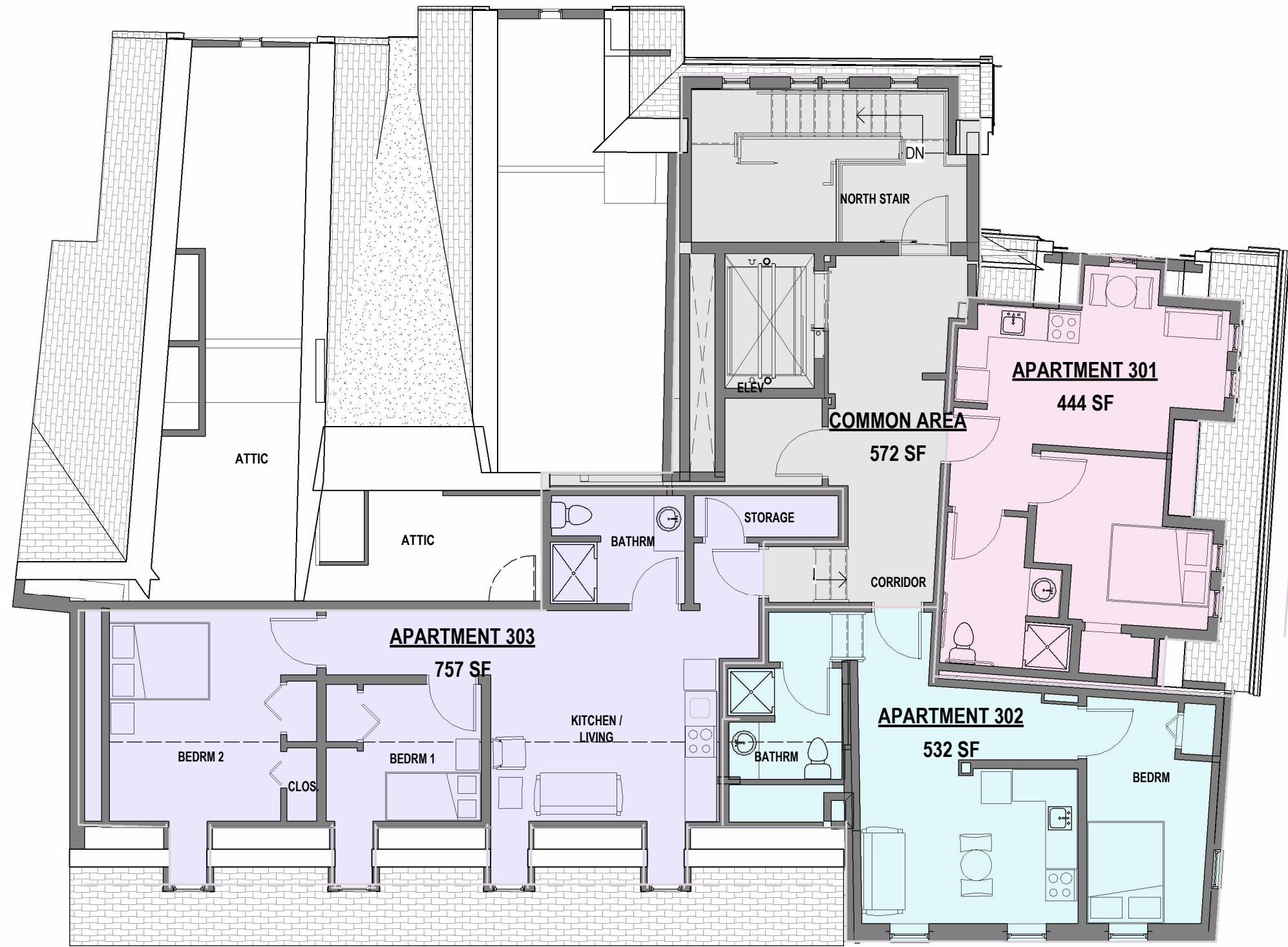




PB1.2 SECOND FLOOR PLAN - PROPOSED
111 STATE STREET

SCALE: 1/8" = 1'-0"
 9/18/23





PB1.3 **THIRD FLOOR PLAN - PROPOSED**
111 STATE STREET

SCALE: 1/8" = 1'-0"
 9/18/23

