

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

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

2:00 PM

JANUARY 2, 2018

AGENDA

I. OLD BUSINESS

A. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46-64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the December 5, 2017 TAC meeting.)

B. The application of **Goodman Family Real Estate Trust, Owner**, and **Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Site Plan Review for a 785 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (GB) District. (This application was postponed at the December 5, 2017 TAC meeting.)

C. The application of **Islington Commons, LLC, Owner**, for property located at **410, 420, and 430 Islington Street**, requesting Site Plan Review to remodel three existing buildings into 4 units (Building #1 with 1,224 + s.f. footprint and 2,273+ s.f. gross floor area, Building #2 with 948+ s.f. footprint and 1,942+ s.f. gross floor area, Building #3 with 1,866 + s.f. footprint and 5,950 + s.f. gross floor area); and construct 3 duplex buildings and a single dwelling unit for 11 proposed units (Building #4 with 1,085+ s.f. footprint and 2,712+ s.f. gross floor area, Building #5 with 1,625 + s.f. footprint and 4,063 + s.f. gross floor area, Building #6 with 1,750 + s.f. footprint and 4,956 + s.f. gross floor area, Building #7 with 1,780 + s.f. footprint and 4,900+ s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-L2 (CD4-L2) and the Historic District. (This application was postponed at the December 5, 2017 TAC meeting.)

D. The application of **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Site Plan Approval for the construction of a 2-story addition to a mixed use building, with a footprint of 748 ± s.f., and gross floor area of 1,216 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic District. (This application was postponed at the December 5, 2017 TAC meeting.)

E. The application of **Foundry Place, LLC and Deer Street Associates, Owners**, for property located at **165 Deer Street**, (“Lots 2, 3, 4 & 5), requesting Site Plan Approval for the construction of a 5-story mixed use building (including a hotel, restaurant, and 1st floor parking garage) with a footprint of 22,073 ± s.f. and gross floor area of 104,020 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements to Lots 2, 3, 4 and 5. Said property is shown on Assessor Map 125 as Lot 17 and lies within the CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the December 5, 2017 TAC Meeting)

F. The application of **Happy Dreams, LLC, Applicant**, for property located at **1 International Drive**, requesting Site Plan Approval for the construction of a 7,130 ± s.f., 3-story building expansion to the Residence Inn which will include 36 additional rooms and a 29 space reserve parking area to be constructed in the future, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) District. (This application was postponed at the December 5, 2017 TAC meeting.)

G. The application of **Ethel V. Ross Trust, Owner, and Joseph Caldarola, Applicant**, for property located at **142 Mill Pond Way**, requesting Site Plan Approval for the construction of a 2-story, three unit townhouse with a footprint of 5,560 ± s.f. and a gross floor area of 18,514 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 140 as Lot 20 and lies within the General Residence A (GRA) District. (This application was postponed at the December 5, 2017 TAC meeting.)

H. The application of **Wentworth-Douglass Hospital, Applicant**, for property located at **56, 73 and 121 Corporate Drive**, requesting Site Plan Approval for the construction a 2-story, 25,000 ± s.f. medical office building and a 3-story, 60,000 ± s.f., medical office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) District. (This application was postponed at the December 5, 2017 TAC meeting.)

II. NEW BUSINESS

A. The application of **National Propane LP, Owner, and Unutil Corporation, Applicant**, for property located at **1166 Greenland Road**, requesting Site Plan Approval for installation of a launch and retrieval/maintenance facility along the regional gas main that runs along Greenland Road, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 280 as Lot 2 and lies within the Industrial (I) District.

ACTION SHEET

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
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2:00 PM

JANUARY 2, 2018

MEMBERS PRESENT: Juliet Walker, Chairperson, Planner Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Carl Roediger, Fire Department. Robert Marsilio, Chief Building Inspector

MEMBERS ABSENT:

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I. OLD BUSINESS

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Voted to **postpone** Site Review to the next regularly schedule TAC meeting on January 30, 2018.

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B. The application of **Goodman Family Real Estate Trust, Owner**, and **Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Site Plan Review for a 785 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (GB) District. (This application was postponed at the December 5, 2017 TAC meeting.)

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footprint and 1,942± s.f. gross floor area, Building #3 with 1,866 ± s.f. footprint and 5,950 ± s.f. gross floor area); and construct 3 duplex buildings and a single dwelling unit for 11 proposed units (Building #4 with 1,085± s.f. footprint and 2,712± s.f. gross floor area, Building #5 with 1,625 ± s.f. footprint and 4,063 ± s.f. gross floor area, Building #6 with 1,750 ± s.f. footprint and 4956 ± s.f. gross floor area, Building #7 with 1,780 ± s.f. footprint and 4,900± s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-L2 (CD4-L2) and the Historic District. (This application was postponed at the December 5, 2017 TAC meeting.)

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Voted to **recommend approval** to the Planning Board, with the following stipulations:

1. Add additional information to the plans as noted by TAC including:
 - Include building addition footprint and gross floor area in plan notes.
 - Include a location plan with zoning boundaries on the cover sheet.
 - Provide table of character district dimensional requirements, including existing and proposed.
 - Include a statement on measures to minimize impervious surfaces per Section 7.4.3.
 - Proposed utilities need to be differentiated on the plans from existing utilities.
2. Penhallow Street infiltration detail shall be reviewed and approved by DPW prior to Planning Board submission.
3. Trash enclosure area shall be included in the sprinkler plan to be reviewed as part of the Building Permit approval.
4. Add a note specifying that no vehicles shall protrude out of the parking space into sidewalk area.

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E. The application of **Foundry Place, LLC and Deer Street Associates, Owners**, for property located at **165 Deer Street**, (“Lots 2, 3, 4 & 5), requesting Site Plan Approval for the construction of a 5-story mixed use building (including a hotel, restaurant, and 1st floor parking garage) with a footprint of 22,073 ± s.f. and gross floor area of 104,020 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements to Lots 2, 3, 4 and 5. Said property is shown on Assessor Map 125 as Lot 17 and lies within the CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the December 5, 2017 TAC Meeting)

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Voted to **recommend approval** to the Planning Board, with the following stipulations:

1. Add a note to the landscape plan that all silty/clay soils need to be removed in their entirety from the bottom of the rain garden until sandy material is exposed. An inspection is required including the Engineer and the City to determine if the underlying soil is appropriate for rain garden use.
2. Add note to plan that yard drain near NW corner shall be no closer than 3' from the fire main.
3. A second Fire Dept. connection to the buildings sprinkler and standpipes shall be added.
4. The hydrant shown as out of service shall be put into service or an additional hydrant added in the area to serve the second Fire Dept. connection.
5. Add note on how the proposed addition will be served by water, both domestic and fire protection.
6. Estimated water usage calculations shall be noted on site plan.
7. Additional Water/Sewer permit shall be required.

G. The application of **Ethel V. Ross Trust, Owner, and Joseph Caldarola, Applicant**, for property located at **142 Mill Pond Way**, requesting Site Plan Approval for the construction of a 2-story, three unit townhouse with a footprint of 5,560 ± s.f. and a gross floor area of 18,514 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 140 as Lot 20 and lies within the General Residence A (GRA) District. (This application was postponed at the December 5, 2017 TAC meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations:

1. Add additional information to the plans as noted by TAC including:
 - A.) Sketch for utilities shall be reviewed and approved by DPW prior to Planning Board submission.
 - B.) Grading plan should be updated to revise direction of runoff from driveway for Unit 3 to travel directly to small wetland. Grading should be adjusted to berm or flatten lawn outside of driveway so drainage is slowed and filtered by lawn area before entering wetland. A post-construction drainage analysis shall be required to confirm if any changes are required.

- C.) Include a Green Building Statement per Section 2.5.3.1A. Footprint and GFA should be included per Section 2.5.3.1B. Add engineers stamp and wetland scientist stamp per Sections 2.5.4.1D and 2.5.4.1E.
- D.) The statement required per Section 2.5.4.2E should be added to the plans. Indicate where Low Impact Development Design practices have been incorporated per Section 7.1.
- E.) 7.4.3 Include a statement on measures to minimize impervious surfaces per Section.
- F.) Include a calculation of the maximum effective impervious surface as a percentage of the site per Section 7.4.3.2.

- G.) Add boulders to plans as proposed to protect propane tank from vehicles.
- H.) Raingarden #1 should meet separation requirement for state standards.
- I.) Provide separation distance of SHWT from bottom of rain garden #2 on details.
- J.) Provide cleanouts at change in direction of sewer service pipe and proposed drain pipe from rain garden #1.

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H. The application of **Wentworth-Douglass Hospital, Applicant**, for property located at **56, 73 and 121 Corporate Drive**, requesting Site Plan Approval for the construction a 2-story, 25,000 ± s.f. medical office building and a 3-story, 60,000 ± s.f., medical office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) District. (This application was postponed at the December 5, 2017 TAC meeting.)

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Voted to **recommend approval** to the Planning Board, with the following stipulations:

- 1. A detail should be included in the plan set for the decorative fencing with granite columns proposed.
- 2. Additional guardrail should be added as directed by TAC and should be carried around to protect the southwest side of the enclosure.
- 3. Force main shall be at least 3' from fence.

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III. ADJOURNMENT

A motion to adjourn at 5:00 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department