

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**NOVEMBER 1, 2016**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; Jessa Berna, Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Robert Marsilia, Chief Building Inspector; Carl Roediger, Fire Department;

**MEMBERS ABSENT:** N/A

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**I. OLD BUSINESS**

A. The application of **J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval to re-develop the parking lot for improved site and drive-thru circulation, revised parking layout, new trash enclosure, drainage improvements and stormwater management, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 244 as Lot 2 and lies within the Gateway (G) District. (This application was postponed at the October 4, 2016 TAC Meeting).

Voted to **recommend approval** of this matter with the following stipulations:

1. Maintenance requirements for the first defense unit for the stormwater drainage system shall be added to the site plan.
  2. The bike rack shall be removed from the pedestrian path and relocated on site.
  3. The bike rack detail shall be the inverted U-style; specification are available from the Planning Department.
  4. The sidewalk shall be concrete.
  5. A lighting plan shall be added to the Plan set.
  6. The existing light shall be removed.
  7. Documentation shall to be provided for access for the visually impaired and, if not adequate, make an accommodation to the crosswalk and ramp.
  8. Documentation shall be provided demonstrating that that they are providing adequate stacking spaces for the drive- thru lane.
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B. The application of **Five Hundred Five Lafayette Road, LLC, Owner, and Lens Doctors, Applicant**, for property located at **605 Lafayette Road**, requesting Site Plan Approval for the demolition of the existing building and the construction of a proposed 2-story office building, with a footprint of 7,000 ± s.f. and gross floor area of 14,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 229 as Lot 9 and lies within the Gateway (G) District. (This application was postponed at the October 4, 2016 TAC Meeting).

Voted to **postpone** to the November 29, 2016 Technical Advisory Committee Meeting.

C. The application of **Seacoast Trust, LLP, Owner, and Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District. (This application was postponed at the October 4, 2016 TAC Meeting).

Voted to **recommend** approval with the following stipulations:

1. The sewer connection permit should provide the size of the pump station and the size of the pumps, including the pumps that will be used for the elevator sump pump connection.
2. All of the back-up detail for the completed drainage analysis shall be provided to DPW.
3. Although construction on Hillside Drive should not be necessary, if the sewer force main or gas line is determined to impact the roadway, the applicant shall be responsible for repairing the roadway to the satisfaction of DPW.

D. The application of **Alden Watson Properties, LLC, Owner**, for property located at **56 Lois Street, Milton and Dixie Pappas, Owners**, for property located **off Lois Street**, and **Ann N. Grimbilas Trust, Owner**, for property located **off Lois Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots and to extend the Lois Street right-of-way, as follows:

1. Proposed lot #1 having an area of 42,189 ± s.f. (0.9685 acres) and 100.8' of continuous street frontage on Lois Street;
2. Proposed lot #2 having an area of 119,264 ± s.f. (2.7379 acres) and 20' of continuous street frontage on Lois Street;
3. Map 232, Lot 12 decreasing in area from 12,000 ± s.f. to 8,825 ± s.f. with 120' of continuous street frontage on Lois Street;
4. Map 232, Lot 13 decreasing in area from 13,473 ± s.f. to 11,073 ± s.f. with 120' of continuous street frontage on Lois Street; and
5. A street right-of-way will be created to extend Lois Street, having an area of 10,970 ± s.f.

Said properties are shown on Assessors Map 232 as Lots 8, 12 and 13 and are located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed at the October 4, 2016 TAC Meeting).

Voted to **recommend approval**.

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E. The application of **Carol I. Cooper, Owner, and Lorax Sustainable Development, LLC, Applicant**, for property located at **996 Maplewood Avenue**, requesting Site Plan Approval for the construction of three stand alone single family homes on a single lot with one shared driveway, each home and garage having a footprint of 1,696 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 219 as Lot 4 and lies within the Single Residence B (SRB) District. (This application was postponed at the October 4, 2016 TAC Meeting).

Voted to **postpone** to the November 29, 2016 Technical Advisory Committee Meeting.

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**II. NEW BUSINESS**

A. The application of **Jonathan Smith, Owner, and Sophie Lane, LLC, Applicant**, for property located at **1283 Woodbury Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

- 1. Proposed lot #1 having an area of 15,274 ± s.f. (0.3506 acres) and 147' of continuous street frontage on Woodbury Avenue;
- 2. Proposed lot #2 having an area of 15,142 ± s.f. (0.3476 acres) and 100' of continuous street frontage on Granite Street.

Said property is shown on Assessors Map 217 as Lot 4 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'.

Voted to **recommend approval** with the following stipulations:

- 1. After consultation with DPW, the applicant shall grant the City a signal easement on the corner of Proposed Lot 1, to be prepared by the City Legal Department and recorded at the Registry of Deeds.
- 2. The applicant shall construct a sidewalk from the existing sidewalk on Woodbury Avenue up to the driveway of the abutting Oxholm property, over the gasline, with a granite curb.
- 3. The shed on proposed lot 2 shall be removed prior to the plan being recorded.
- 4. A waiver from the Planning Board shall be required for the lot line length.
- 5. It is recommended that a waiver be requested from the Planning Board for above ground utilities.

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B. The application of **Alissa C. Bournival Revocable Trust, Owner, and Bournival Jeep Dealership, Applicant**, for property located at **2355 Lafayette Road**, requesting Amended Site Plan Approval for the construction of an irregularly shaped 2,775 s.f. addition to the rear of the existing building, to be used as a six-bay detailing shop, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lot 7 and lies within the Gateway (GW) District.

Voted to **postpone** to the November 29, 2016 Technical Advisory Committee Meeting.

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C. The application of **Karen E. Kapelos Revocable Trust of 1995, Owner, and Karen E. Kapelos, Applicant**, for property located at **3310 Lafayette Road (also known as 88 & 100 Cardinal Lane)**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 26,292 ± s.f. (0.60 acres) and 200’ of continuous street frontage on Cardinal Lane;
2. Proposed lot #2 having an area of 15,000 ± s.f. (0.34 acres) and 140’ of continuous street frontage on Lafayette Road.

Said property is shown on Assessors Map 292 as Lot 164 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100’.

Voted to **postpone** to the November 29, 2016 Technical Advisory Committee Meeting.

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**III. ADJOURNMENT** was had at approximately 3:31 pm.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary