

MINUTES

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

NOVEMBER 29, 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

I. OLD BUSINESS

A. 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 November 1, 2016 TAC Meeting).

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to postpone Site Plan Review application to the January 3, 2017 TAC Meeting, seconded by Mr. Britz. The motion passed by a unanimous voice vote (8-0-0).

B. 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 November 1, 2016 TAC Meeting).

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION

Mr. John Lorden, MSC Division of TFMoran, Inc., briefly highlighted revisions made to the plan since the last meeting to include changes to the following: setback, sewer system, water line, turn arounds for each unit, and stepping stones. It was confirmed with USPS that a mailbox is not required. A future bike lane and signage was added to the Plan.

Mr. Roediger questioned how Unit 3 was revised from an 18-foot to 9-foot driveway width. He suggested at least a 10 to 11-foot width.

Ms. Walker questioned the feasibility of the driveway turnaround. Ms. Berna suggested to instead have vehicles maneuver the turnaround along the unit structure.

Mr. Lorden noted a signage legend was added to the plan.

Mr. Britz indicated the site plan notes should be amended to indicate the use of any fertilizer is prohibited in a wetland or vegetated buffer stripe. Also, the use of fertilizers other than low phosphate is prohibited in the wetland buffer, per Section 10.1018.24.

Ms. Walker questioned the feasibility of the footpath since it travels through the rain garden. Mr. Britz felt it would not be of concern.

Mr. Roediger confirmed that there is sprinkling in all three units.

Mr. Desfosses suggested the curbing should be taken into account on the grading plan. Walkways should be delineated to the utilities for each unit. The fire services for Unit 2 and Unit 3 should be extended further towards the pond. He suggested that the applicant contact the plumbing inspector to verify the pump system.

Mr. Desfosses highlighted various changes regarding the water connections. The ductile iron fire line should be sleeved in polyethylene and the tracing wire be 10-gauge. He mentioned the grading plan does not take into account the curbing because right now it directs the water off the road into the yard. Once the curb is put in, it would be a flat plane.

Ms. Walker advised to be cognizant of any expansion of the footprint given that a variance was granted by the Zoning Board of Adjustment.

PUBLIC HEARING

The Chair asked if anyone 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. Desfosses moved to **recommend approval** to the Planning Board, with the following stipulations:*

1) The following revisions shall be made to the Site Plans:

- a.) *Add a note regarding fertilizer that is consistent with the Zoning Ordinance Section 10.1018.24.*
- b.) *The internal driveway widths shall be increased to a minimum of 10’.*
- c.) *The Grading Plan should blend with the future layout plans and profiles for Maplewood Avenue that are being developed for the City by GPI.*
- d.) *Fire service lines for Units 2 and 3 should be located closer to the driveway so that they are not under the rain gardens.*
- e.) *At the first pull box location shown, a note shall be added to the plan indicating that this may also be the location of a transformer and/or communication pull electric boxes, if needed.*
- f.) *The Committee was uncertain whether the City Plumbing Inspector would allow basement pump systems as shown on the detail sheets; therefore, review and approval of these pump systems by the Plumbing Inspector is required. If not allowed, they should be shown exterior to the structures.*
- g.) *A note shall be added regarding the 6” ductile iron fire line indicating it is to be in a polyethylene sleeve to prevent corrosion; brass wedges are also required in the pipe joints for conductivity. These details are to be reviewed by DPW prior to Planning Board submission.*
- h.) *The applicant will be responsible for an appropriate contribution toward creating a drainage system off of Diamond Drive that the pond can drain into given the increase in stormwater volume that will flow into that pond. That funding amount will be \$10,000.*
- i.) *All water connections shall be approved by the Water Department.*
- j.) *The appropriate valve shut offs for the different water lines in the Maplewood Avenue ROW shall be shown on the plans.*

Seconded by Mr. Britz The motion passed by a unanimous voice vote (8-0-0).

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C. 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. (This application was postponed at the November 1, 2016 TAC Meeting).

The application was withdrawn and required no action.

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D. 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'. (This application was postponed at the November 1, 2016 TAC Meeting).

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to postpone Site Plan Review application to the January 3, 2017 TAC Meeting, seconded by Mr. Britz. The motion passed by a unanimous voice vote (8-0-0).

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II. NEW BUSINESS

A. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466 ± s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue;
2. Proposed lot #2 having an area of 15,874 ± s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044 ± s.f. (0.437 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors Map 235 as Lot 2 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'.

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

Mr. Roediger moved to postpone Site Plan Review application to the January 3, 2017 TAC Meeting, seconded by Mr. Britz. The motion passed by a unanimous voice vote (8-0-0).

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III. ADJOURNMENT

A motion to adjourn at 2:20 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Marissa Day
Acting Secretary for the Technical Advisory Committee