

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JANUARY 31, 2017

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

MEMBERS PRESENT: Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal 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 (GW) District. (This application was postponed at the January 3, 2017 TAC Meeting).

Voted to **postpone** to the February 28, 2017 Technical Advisory Committee Meeting>

B. 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'. (This application was postponed at the January 3, 2017 TAC Meeting).

Voted to **postpone** to the February 28, 2017 Technical Advisory Committee Meeting>

C. The application of **Merton Alan Investments, LLC, Owner, and Robert Graham, Agent/Applicant**, for property located at **30 Cate Street**, requesting Site Plan Approval to construct a 26 unit residential townhouse development consisting of five 45' tall buildings, ranging in size from 40' x 40' to 40' x 198', with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 165 as Lot 19 and lies within the Character District 4W (CD4W). (This application was postponed at the January 3, 2017 TAC Meeting).

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

1. The applicant shall grant a road widening easement to the City for the area currently shown as "15' max secondary front yard" adjacent to Bartlett Street. This would be to provide the ability for the City to realign the road under the bridge and add a sidewalk in the future.
2. If the dumpster areas remain, the applicant shall implement measures to strengthen the pavement in those locations and/or install concrete dumpster loading pads in front of the dumpsters.
3. The sewer line that the development is proposing to tie into is large (24"), therefore the applicant shall install the sewer line and manhole in consultation and coordination with the Department of Public Works (DPW).
4. There shall be no sanitary sewer connections below grade (no basement connections).
5. The water main shown running through the site shall be looped in with the City's mains (two connections at locations approved by the Department) with a valve at each end and a valve should also be placed somewhere in the middle as a preventative measure in case of maintenance work or pipe failure so that the entire complex will not need to be shut down at once. The water main shall be bagged to protect it from the soil. Brass wedges for continuity of signal must be installed per the Water Department standards.
6. The applicant shall grant an easement to the City for access to all water line shutoffs and the easement shall also list the ability for the City to have testing and leak detection access in the future.
7. The utility installations shall be witnessed by a third party inspector to make sure everything is installed properly.
8. Final review of all utilities shall be made during the required water, sewer and drain connection permit process, in coordination with DPW.
9. All work performed in the public right-of-way shall be built to DPW standards and inspected by a third party inspector.
10. The development stormwater design shall comply with the City's MS4 Permit.
11. The installation of manhole PSMH1 shall require a construction plan for bypass pumping with close coordination of DPW. This manhole will likely need to be at least 5' in diameter as well.
12. Any new or revised sewer manholes in the public right-of-way shall be provided with the new City manhole covers that will be available in the spring of 2017, to be purchased from the City at cost.
13. In Bartlett Street, the applicant shall identify the pipe size and type of the existing drain pipe in the City's right-of-way that is proposed to be tapped into. The drainage study indicates an 18" connection but the plans say 24". The manhole size shall be determined once the pipe sizes are confirmed.
14. The concrete sidewalk detail should reflect sidewalks at least 4" thick and concrete ramps shall be at least 6" thick.

15. The City requests 9.5 MM, 75 gyration, Portsmouth standard mix designs for finished pavement in the right-of-way. All asphalt mix designs shall be submitted to DPW for final approval at least 72 hours prior to paving.

16. The sidewalk in front of the end units on the west shall be aligned with the sidewalk in front of the abutting eight units.

17. The cobblestone channel dividers between the parking areas shall be added to the plan between each paired unit.

18. A sidewalk extension to the parking spaces for the first building on the east side shall be added.

19. A sidewalk shall be added around the back of the bottom unit on the east side to the parking area, consistent with the unit at the far end of the development.

TAC also discussed the following additional issues for consideration by the Planning Board during the Site Plan Review process:

- The building design should include openings on any end walls (to avoid blank walls wherever the property is visible from the exterior of the site).
- Addition of a pocket park on the Bartlett St side of the site. A definition of pocket park is provided in Section 10.5A60 of the City’s Zoning Ordinance.
- Installation of a fence along the edge of the railroad to prevent cross-over pedestrian traffic.

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D. The application of **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval for the construction of a recreational field and future multi-use path and trail head, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 241, Lot 18 and lies within the Municipal (M) District. (This application was postponed at the January 3, 2017 TAC Meeting).

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

1. DPW will do final review to address the questions that were raised at the TAC hearing.

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III. ADJOURNMENT

A motion to adjourn at 3:16 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department

