

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

APRIL 4, 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.

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) 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 item was postponed at the February 28, 2017 meeting.)

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

C. The application of **Pauline M. Dowd, Owner, and Tuck Realty Corporation, Applicant**, for property located at **288 Peverly Hill Road**, requesting Site Plan Approval for the demolition of an existing residence and the construction of a proposed Planned Unit Development (PUD) consisting of two 2 ½ story buildings, with five units in “Building A” with a footprint of 5,200 ± s.f. and gross floor area of 13,230 ± s.f., and four units in “Building B” with a footprint of 4,160 ± s.f. and gross floor area of 10,504 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 255 as Lot 8 and lies within the Single Residence B (SRB) District. (This item was postponed at the February 28, 2017 meeting.)

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

D. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, (“Lot 3”), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including a residential units, hotel, restaurant, retail sales and a 1st floor parking garage) with a footprint of 22,073 ± s.f. and gross floor area of 99,307 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17 and lies within the within the CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the February 28, 2017 TAC meeting.)

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

E. The application of **Deer Street Associates, Owner**, for property located at **181 Hill Street**, (“Lot 6”), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including residential units, a retail bank, office use, retail sales and a two level parking garage) with a footprint of 17,973 ± s.f. and gross floor area of 81,498 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the February 28, 2017 TAC meeting.)

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

II. NEW BUSINESS

F. The application of **S & G Realty, Owner**, for property located at **Chevrolet Avenue**, requesting Site Plan Approval for demolition of the existing buildings and the construction of a proposed 3 unit, 3-story residential development, with a footprint of 2,426 s.f. ± with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 30 and lies within the General Residence C (GRC) District.

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

G. The application of **Saco Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, requesting an extension of the Site Plan Approval to construct a 4-story, 64' x 240', 15, 500 ± s.f., 48-unit residential building with related paving, lighting, utilities, landscaping, drainage, and associated site improvement. (Site plan approval was originally granted on November 17, 2005 and extensions were granted to April 30, 2017.)

The Committee voted to **recommend granting the extension for this approval** with the revisions proposed by the applicant and including the following modifications to the original approval:

1. The applicant shall add LED (dark sky compliant) lighting to the plan.
2. The doghouse catch basin will be removed and a regular catch basin will be included.
3. The applicant shall update the raised crosswalk detail to be compliant to accepted industry standards.

In addition, the Committee recommended the following design modifications for the Planning Board's consideration:

1. The applicant should consider landscaping for storm water treatment, active uses for the community space, easements for those, sidewalk adjustments from 5' to 10', vertical granite curbing along the backs of the buildings, and ensuring that the raised crosswalks can be incorporated into the existing design.
2. The applicant should consider Low Impact Development (LID) systems for stormwater management in some of the landscape areas.
3. The applicant should propose a location for a future bike share station location on Brewery Lane as discussed.
4. The applicant should relocate the dumpster away from the terminus of the proposed pedestrian path if feasible.

5. The applicant is encouraged to coordinate with the abutter, Malthouse Exchange, to improve the area around the proposed park.

H. The application of **Maureen J. Arsenault (Maureen J. O'Leary), Owner**, for property located at **107 McKinley Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 16,955 ± s.f. (0.389 acres) and 78.19' of continuous street frontage on McKinley Road and 181.81' of continuous street frontage on Grant Avenue.
2. Proposed lot #2 having an area of 15,245 ± s.f. (0.350 acres) and 66.89' of continuous street frontage on McKinley Road and 171.17' of continuous street frontage on Coolidge Drive.

Said property is shown on Assessor Map 251 as Lot 67 and lies within the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and the minimum continuous street frontage is 100'.

The Committee voted to **recommend approval** of the application to the Planning Board as presented.

J. The application of **Peter Fregeau and Westwind Townhomes of Portsmouth Condominium Association, Owner**, for property located at **1177 & 1179 Sagamore Avenue**, requesting Site Plan Approval for demolition of an existing structure and the construction of three new condominium dwelling units (two separate buildings, seven total units) with related paving, lighting, utilities, landscaping, drainage, and associated site improvements. Said property is shown on Assessor Map 224 as Lots 12 & 13 and lies within the Mixed Residential Office (MRO) Districts.

The Committee voted to **recommend approval** of this matter to the Planning Board with the following stipulations:

1. As required by the City's Site Plan Review regulations, the applicant shall provide a detailed statement that lists and describes "green" building components and systems, including, but not limited to, whether the project is certifiable as demonstrated by a completed LEED (Leadership in Energy and Environmental Design) checklist.
2. The applicant shall provide a separate landscape plan in compliance with the Site Plan Review Regulations.
3. An easement shall be provided to the City for a future sidewalk along Sagamore Road to north of driveway and the applicant shall secure all necessary easements from the abutting property owner for construction of the sidewalk to the south of the driveway.
4. The drainage leading to Tucker's Cove shall be located under the sidewalk.
5. There shall be a blanket easement provided to the City for water service access.
6. The water service connection shall have two shut offs for domestic and fire.
7. The plans shall be updated with the pipe size for the existing sewer and where it will be tied into.

8. Note #4 on Sheet C3 shall be updated to comply with the requirements of the Fire Department.
9. Building elevations shall be submitted in accordance with the requirements of the Site Plan Review Regulations.

K. The application of **Portsmouth Submarine Memorial Association, Owner**, for property located at **600 Market Street**, requesting Site Plan Approval to construct a 20' x 40' storage building with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 209 as Lot 87 and lies within the Single Residence B (SRB) Districts.

The Committee voted to **recommend approval** this matter to the Planning Board with the following stipulations:

1. An updated sewer easement plan shall be provided.

L. The application of **Borthwick Forest, LLC, KS Borthwick, LLC, and HCA Realty, Inc., Owners**, and **Borthwick Forest, LLC, Applicant**, for property located **off Borthwick Avenue and WBBX Road**, requesting Preliminary and Final Subdivision Approval to combine four lots into one lot and create a new public right-of-way as follows:

1. To consolidate the following four lots:
 - a. Lot 25 as shown on Assessor Map 241 having an area of 22.807 ± acres,
 - b. Lot 26 as shown on Assessor Map 241 having an area of 4.927 ± acres,
 - c. Lot 113 as shown on Assessor Map 233 having an area of 13.815 ± acres,
 - d. Lot 112 as shown on Assessor Map 233 having an area of 0.732 ± acre;into a single lot containing 42.281 acres; and
2. To create a public right-of-way from Borthwick Avenue to the consolidated lot, as follows:
 - a. Following a reserved right-of-way across land of HCA Realty, Inc. (Assessors Map 234 Lot 7-4A), having an area of 44,032 ± sq. ft.,
 - b. Following a right-of-way across land of Boston and Maine Corporation (Assessors Map 165 Lot 14), having an area of 5,457 ± sq. ft., and
 - c. Extending into the consolidated lot with an area of 31,657 ± sq. ft. (0.727 ± acre), thereby reducing the area of the consolidated lot to 41.544 ± acres; said proposed public right-of-way having a total area of 81,146 ± sq. ft. (1.863 ± acre) and total length of approximately 1,000 feet (0.2 mile).

Said properties lie within the Office Research (OR) district where the minimum lot area is 3 acres and the minimum continuous street frontage is 300 feet

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

M. The application of **Borthwick Forest, LLC, and KS Borthwick, LLC, Owners**, and **Borthwick Forest, LLC, Applicant**, for property located on **proposed subdivision road to be created off Borthwick Avenue and off WBBX Road**, requesting Site Plan Approval to construct a 50,000 s.f. office building with related paving, lighting, utilities, landscaping, drainage, fire access drive and associated site improvements. Said property is shown on Assessor Map 241 as Lots 25 & 26 and Assessor Map 233 as Lots 112, 113, & 114 and lies within the Office Research (OR) and the Single Residence B (SRB) Districts.

The Committee voted to **postpone** review of the application to the May 2, 2017 (2:00 p.m.) Technical Advisory Committee meeting.

N. The application of **215 Commerce Way, LLC and Moray, LLC, Owners**, for property located at **215 and 235 Commerce Way**, requesting amended Site Plan Approval to construct a 66,000 s.f. 3-story office building, with a footprint of 22,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 213 as Lot 11 and Assessor Map 216 as Lot 1-8A and 1-8B and lies within the Office Research District.

The Committee voted to **recommend approval** this matter to the Planning Board as presented with the following stipulations:

1. The applicant shall contribute \$42,000 to the City for reconstruction of the sidewalk on Portsmouth Boulevard between Commerce Way and Market Street, and \$6,900 toward traffic and pedestrian signal upgrades at the intersection of Market Street and Portsmouth Boulevard.
2. In lieu of requiring a separate water service to the property at 215 Commerce Way, the property owner of 195 Commerce Way shall be responsible for payment of water and sewer fees for both 195 and 215 Commerce Way until such time title to either property is transferred.
3. A recorded deed restriction shall be placed on both 195 and 215 Commerce Way requiring that a separate water service from the water main in Commerce Way directly to the building at 215 Commerce Way shall be installed upon title transfer of either 195 or 215 Commerce Way.
4. As consideration for foregoing immediate installation of a water service to 215 Commerce Way, the property owner shall pay the sum of \$18,653.14, which covers the cost incurred by the City to provide water service.
5. The applicant shall videotape construction routes to the project prior to the initiation of site work, and shall be responsible for repairing any damage during construction. The site plan security shall be sufficient to cover any such repair.
6. The subdivision plan and deed from PSNH be recorded prior to the issuance of a building permit.

III. ADJOURNMENT

At 5:40 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk