

ACTION SHEET

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

MAY 2, 2017

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

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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 April 4, 2017 TAC Meeting)

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

1. The sidewalk shall be amended to provide a more direct pathway to the front door from the sidewalk extending from Lafayette Road.
 2. A Green Building Statement shall be provided according to the requirements of Section 2.5.3(1a) of the Site Plan Review Regulations.
 3. The sewer lateral shall be revised from 4" to a 6".
 4. Additional investigative work to confirm utility locations is needed to confirm that the site design will work as intended. As this will require coordination with NHDOT to do additional investigations, any utility modifications after Planning Board approval shall require Planning Department and DPW review and approval.
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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 \pm 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 \pm 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 \pm 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'.

Voted to **postpone indefinitely**.

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 \pm s.f. and gross floor area of 13,230 \pm s.f., and four units in "Building B" with a footprint of 4,160 \pm s.f. and gross floor area of 10,504 \pm 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 application was postponed at the April 4, 2017 TAC Meeting)

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

1. The Landscape Plan shall be revised to address issues raised by the TAC members including addition of landscaping along entrance to the site. This plan shall be submitted to the Planning Department for review and approval prior to final submission to the Planning Board.
2. Sheet C3 note 5 change to all existing utilities shall be terminated at the point of service.
3. Sheet D2 sewer manhole detail, revise to reflect that the standard City sewer manhole shall be used.
4. Sheet D3 hydrant shall be a Kennedy K81, changed to pumper connection, and the hydrant detail shall be updated per DPW comments.
5. A blanket easement for maintenance and access to private water lines and shutoffs shall be provided to the City.
6. Additional information to be reviewed and approved by DPW shall be added to the Utility Plan note 36 regarding the design of the water main.
7. A Green Building Statement shall be provided according to the requirements of Section 2.5.3(1a) of the Site Plan Review Regulations.
8. The applicant shall provide a detailed common open space management plan that shall include details regarding preservation, management, maintenance and delineation of the permanent common open space areas.
9. The applicant shall coordinate with DPW to add required language to the site plans regarding maintenance of stormwater management systems in perpetuity.
10. The applicant shall contact the Planning Department to confirm the process for issuance of a Conditional Use Permit by the Planning Board and required review by the Conservation Commission.

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 April 4, 2017 TAC Meeting))

Voted to **postpone** to the May 30, 2017 TAC meeting.

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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 April 4, 2017 TAC Meeting)

Voted to **postpone** to the May 30, 2017 TAC meeting.

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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. (This application was postponed at the April 4, 2017 TAC Meeting)

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

1. The proposed Boundary Line Agreement and Easement Deed shall be prepared by the Applicant for review and approval by the City Legal Department.
 2. The applicant will work with the abutter to rebuild the fence along the property line and in doing so ensure that the site distance is not impeded.
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G. 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 $22.807 \pm$ acres,
 - b. Lot 26 as shown on Assessor Map 241 having an area of $4.927 \pm$ acres,
 - c. Lot 113 as shown on Assessor Map 233 having an area of $13.815 \pm$ acres,
 - d. Lot 112 as shown on Assessor Map 233 having an area of $0.732 \pm$ 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 $44,032 \pm$ sq. ft.,
 - b. Following a right-of-way across land of Boston and Maine Corporation (Assessors Map 165 Lot 14), having an area of $5,457 \pm$ sq. ft., and
 - c. Extending into the consolidated lot with an area of $31,657 \pm$ sq. ft. ($0.727 \pm$ acre), thereby reducing the area of the consolidated lot to $41.544 \pm$ acres;said proposed public right-of-way having a total area of $81,146 \pm$ sq. ft. ($1.863 \pm$ 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. (This application was postponed at the April 4, 2017 TAC Meeting)

H. 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. (This application was postponed at the April 4, 2017 TAC Meeting)

THESE APPLICATIONS WERE HEARD TOGETHER AND GIVEN THE SAME STIPULATIONS:

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

Revisions to be completed prior to Planning Board approval

1. Applicant shall include a low maintenance landscaping treatment for the median island in the cul-de-sac.
2. No mulch shall be used in the landscaped areas on the site and applicant shall use a non-flammable alternative.
3. The applicant shall clear up any discrepancies on the landscaping plan to make sure landscaping features are labeled and described correctly.
4. The location and boundaries of the gravel wetland shall be added to the site plan, landscaping plan, and restoration plan.
5. The light pole and based shall be a 24' aluminum light pole standard with 8' arm and applicant shall also provide wiring for light to the fixture mounting location. The City will provide the luminaire.

6. A 20' water line easement shall be provided for the existing cross country water line. The easement is to be centered on the existing main.
7. The applicant shall provide more details about the proposed use and occupancy of the existing house on Islington Street.
8. Details for manholes shall be City standard.
9. The applicant shall add additional landscape islands to break up the areas where there are more than 20 parking spaces in a row along the outer edges of the parking area.
10. A detail for the retaining wall and guard rail shall be provided.
11. On the detail of the gravel wetland, the note shall be revised to indicate that a qualified professional shall be hired to assess and implement measures to improve function.
12. To address the recommended traffic mitigation measures at the intersection of Route 33 / Borthwick Avenue, the applicant shall provide an estimate of a meaningful cost-sharing contribution to advance the design development process for long-term intersection improvements, or for DPW's use to investigate the feasibility of realigning Borthwick Avenue as it approaches Route 33.
13. Convert the intersection of Borthwick Avenue and Greenland Road and Sherburne Road to an all-way stop intersection, with stop signs installed on all three approaches. In addition, the Applicant's traffic engineer shall review the safety and sight distance characteristics of the pedestrian crossing immediately to the east of this intersection to determine if additional pedestrian safety enhancements may be required for the increased traffic queuing resulting from the project.
14. The applicant shall upgrade the existing pedestrian crossing signage near the proposed access roadway intersection with Borthwick Avenue to current Manual on Uniform Traffic Control Devices (MUTCD) standards.

Recommended conditions to be satisfied prior to issuance of a building permit:

15. The 100-foot wetland buffer for the wetland located to the north of the proposed road on the east side of the railroad property shall be protected with a conservation restriction or other means of preservation restriction in perpetuity.
16. The applicant shall work with DPW to locate drop inlet / catch basins or other drainage as the Department finds appropriate near the rail crossing.
17. The applicant shall coordinate with DPW and PanAm to refine the roadway including geotechnical design, cross sections, drainage features, and utility locations with final design being subject to final approval by DPW.
18. Any easements required for maintenance and management will be subject to final review and approval by the City.
19. The pavement details shall include addition of at least 3" of 'fine' pavement binder for the roadways first course of pavement to accommodate construction traffic.
20. To address the recommended traffic mitigation measures at the intersection of Route 33 / Borthwick Avenue, the applicant shall provide a meaningful cost-sharing contribution, to be determined in consultation with the DPW and Planning Department, to advance the design development process for long-term intersection improvements, or for DPW's use to investigate the feasibility of realigning Borthwick Avenue as it approaches Route 33.

Recommended conditions to be satisfied post-permit approval:

21. The applicant shall prepare a monitoring report for the intersection of Borthwick Avenue with Greenland Road and Sherburne Road within one year of the occupation of the proposed office building.

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II. NEW BUSINESS

A. The application of **Girl Scout Council, Inc., Owner**, for property located at **350 Banfield Road, and Swift Water Girl Scout Council, Owner**, for property located **off Banfield Road**, requesting Site Plan Approval for the construction of a 200 ± s.f., 24' x 8'3" bathroom facility, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 265 as Lot 4 and Assessor Map 256 as Lot 1 and lies within the Rural (R) District.

This application was **withdrawn** and will be reviewed administratively.

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B. The application of **299 Vaughan Street, LLC, c/o Cathartes Private Investments, Owner**, for property located at **299 Vaughan Street**, and **Sanel Realty Company, Inc, Owner**, for property located at **225 Vaughan Street**, requesting Site Plan Approval for demolition of the existing buildings and for the construction of a hotel with 143 guest rooms and 2,500± s.f. of commercial space, a 43,325± s.f. public park along the North Mill Pond waterfront (to be constructed in two phases), and a 2,869± s.f. public path from Vaughan Street to the waterfront park. Said properties are shown on Assessors Map 123 as Lot 15 and Assessors Map 124 as Lots 10 and 11, and lie within Character District 5 (CD5), the North End Incentive Overlay District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **postpone** to the May 30, 2017 TAC meeting>

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III. ADJOURNMENT

A motion to adjourn at 4:25 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department