

**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

.....

*Mr. Desfosses moved to take Items B, D, E under Old Business, and Items A and B under New Business out of order for purposes of postponement, seconded by Mr. Roediger. The motion passed unanimously.*

**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)

The Chair read the notice into the record.

**SPEAKING TO THE APPLICATION**

Eric Weinrieb, Altus Engineering, described how the project has changed. The footprint has reduced, parking required has reduced, which has allowed to reduce the impact. They are proposing 11% reduction in impervious over existing conditions. All of the development is limited to within the property line and no longer are having parking in the back of the lot. Two access points are eliminating to provide more clearance around existing utility pole. They have not received a response yet from NHDOT. The trash and recycling will be inside the building. Proposed will include rain garden, roof runoff treatment, catch basin, are the stormwater management efforts. Utilities were described and the proposed drainage system would travel underneath. The landscape plan were shown and noted all lighting will be LED. On Note 7 of utilities, there should be predigging before starting construction. If there are any issues discovered, there

Mr. Marsilia asked about \_\_ 2:16pm. There is little room so there may be need for less support excavation.

Mr. Eby noted there was no left turn sign in the signage plan and suggested to remove it from the details of the plan. He thought there were no issues with the trip generation letter.

Mr. Pezzullo noted sewer and water service should be eliminated up to main lines on the demolition plan. He mentioned there was updated information from NHDOT and suggested to include those details regarding existing conditions in the plan. The grading and drainage plan shows about five locations where they cross existing conditions. He asked if there was a separation distance between proposed drainage and existing utilities. Mr. Weinrieb replied that further information can be provided.

Mr. Desfosses echoed the concerns raised by Mr. Pezzullo. Mr. Weinrieb noted that it is a sensitive area.

Mr. Britz asked about the green building statement. Mr. Weinrieb replied that can be included.

Mr. Britz suggested that planting beds or low vegetation could be added. Mr. Weinrieb noted the RoW is wide and they cannot landscape in that area.

Mr. Cracknell suggested to add a pathway to the right of the lawn to allow pedestrians to cut across. Discussion was had regarding the end parking space width.

Ms. Walker suggested to clarify the plans for the building foot print, property line. She questioned the conditions across the parking and to review the landscaping notes.

Mr. Desfosses noted there's no easement shown for the drainage coming across from 599 Lafayette. Mr. Weinrieb confirmed it will remain an independent. He explained further . Mr. John Bosen, noted there's an easement for passage, but not aware of one for the drain. The infrastructure that's there has been there since the 1970s. He believed that granting an easement could be a possibility.

Mr. Pezzullo noted there was a tradeoff for additional laydown area and there may be a benefit for both for having no retaining wall and grade toward the pump station property. It would probably need an agreement. Depending on the grading, it may be preferred to remove the retaining wall.

## **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 to Planning Board*

- 1. Additional work needed before building consideration for existing utilities. There may need to be plan modifications after approval, which will have to come back to DPW. Approval is independent of building permit.*
- 2. Sewer lateral proposed is 4" and should be 6"*

3. *Landscape plan amended to provide Bypass step, stair, or pathway from sidewalk approach from Route 1.*
4. *Green building statement provided in plan.*

*Seconded by Mr. Cracknell. The motion passed unanimously.*

.....

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'. (This application was postponed at the February 28, 2017 TAC Meeting)

The Chair read the notice into the record.

*Mr. Desfosses moved to postpone the Preliminary and Final Subdivision Approval application indefinitely, seconded by Mr. Britz. The motion passed unanimously.*

.....

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)

The Chair read the notice into the record.

## **SPEAKING TO THE APPLICATION**

Joe Coronati, Jones and Beach Engineers, noted that revisions to the Plan were made per last meeting's recommendations. The finished floor elevations will remain which are about 1.5' above existing grade. The concern was getting more separation from rear buffer. Details of the drip edge stonework was added in conjunction with roof lines. Most of the detail information has been added including snow storage note, extending the fire truck turnaround by additional 5 feet, and shifted the dumpster away from buildings.

Mr. Cracknell asked about the open space around the common area because there are conflicts between tree line and proposed landscaping. The landscape plan appears weak and suggested to show the same area that is non-open space area, monument the corners, side it to avoid a conflict that is inadvertent over time. Ms. Walker noted the open space is indicated in the Ordinance and the space around the units should have details about what areas are or are not protected. Mr. Britz added it will be important to indicate in the management plan the boundary lines and responsibilities.

Mr. Britz noted there was no green building statement. Mr. Coronati replied that it will be added.

Mr. Desfosses noted that all existing utilities should be terminated at property line should be changed to point of service. The sewer manhole detail should be purchased from DPW cover. The hydrant should be Kennedy K81 and remove storch connection for pump connection.

Mr. Pezzullo the hydrant noted the 8x8 6" gate valve is required. The City will need blanket access easement for all private water lines on site and for access to shutoffs. He asked to expand on the last note of the utility plan to be specific about the Portsmouth regulations.

Mr. Cracknell suggested to consider softening the dormars along main driveway. The ground floor should have roof canopies further apart and encouraged the owner to have a standing seam.

Ms. Walker noted that procedurally the PB will likely want the ConCom to review prior to theirs.

## **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. Marsilia moved to recommend to Planning Board, seconded by Mr. Eby, with the following stipulations:*

- 1. More detail on landscape plan that has information about future maintenance by the tenants. Including landscaping at the entry way, on the ground delineation of what people can and can't do.*
- 2. Connecting to force main*
- 3. Type of fire hydrant*
- 4. City standard manhole cover*
- 5. Note on utility plans*
- 6. Blanket access easement*
- 7. Green building statement*
- 8. In the MS4 permit, there is possibility for maintenance of drainage system.*
- 9. Require a detailed open space and management plan to identify program, use areas, monumentation of spaces, draft of restricted covenant, maintenance schedule, and perhaps public access (if appropriate).*

*Recommend*

- 1. Review with Planning Dept as to which Board or Commission will review next.*

*The motion passed unanimously.*

.....

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 1<sup>st</sup> 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))

The Chair read the notice into the record.

*Mr. Britz moved to postpone the Preliminary and Final Subdivision Approval application until the May 30, 2017 TAC meeting, seconded by Mr. Desfosses. The motion passed unanimously.*

.....

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)

The Chair read the notice into the record.

*Mr. Roediger moved to postpone the Preliminary and Final Subdivision Approval application until May 30, 2017, seconded by Mr. Britz. The motion passed unanimously.*

.....

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)

The Chair read the notice into the record.

**SPEAKING TO THE APPLICATION**

John Chagnon, Ambit Engineering, noted a variance was received to allow for one space in the front and one in the back. The property(?) line in relationship to both plans were delineated and explained. Minor revisions were made since the last meeting, including

- building location from northeast and pulled back to allow for 19' clear space between property line and garage entrance
- noted the fence location possibility
- note about owner contacting neighbor about agreeing on the relocation of the fence. Relocated the tree locations because they shifted utilities
- A utility easement is shown on the for the abutting structure
- sewer main on Front St
- Updated calculations
- Removed fire service line and added not about domestic and fire service will be one line. That ay require additional approvals
- The existing manhole remains and connected units to that manhole, so each has its own sewer lateral

Ms. Walker asked to clarify the sewer easement line.

Mr. Pezzullo asked about the boundary line adjustments in relation to solid green line. What is the status of the small triangle. Mr. Bernie Peelech the new boundary line is a quip for the City. The new line is the edge of pavement. The city would receive that property and an easement added for Mr. Cracknell asked if there is a use easement to protect parking and sideyard. Mr. Scott Brown explained where the easements will be and where they are in. Mr. Cracknell thought that it should be noted in the plan if it is beyond the condo documents.

## 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 to Planning Board, seconded by Mr. Cracknell, with the following stipulations:*

1. *Finalize easement with legal department*
2. *Further discussion was had to rebuild the fence along the line and to ensure the site distance is not impeded.*

*The motion passed unanimously.*

.....

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 ± 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  $0.732 \pm$  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)

The Chair read the notice into the record.

### **SPEAKING TO THE APPLICATION**

Robert Ciandella, representing the applicant, looking to clear TAC and move to Planning Board. He introduced Jason Plourd, who will discuss the traffic implications. He noted the pending Supreme Court Appeal is dependent on the revised plan and whether that appeal will be withdrawn. A briefing is scheduled for this month.

Patrick Crimmins, Tighe & Bond, reviewed the various changes that were made including

- Drainage easements from the City to the applicant
- Easements for bicycle and pedestrian access
- Note regarding existing water line and that the existing water line easement
- Note 15 was changed to say that the easements will be recorded prior to site review agreement
- Note 16 with respect to lighting that the applicant provides light pole and base. City will provide light fixture
- The abandoned rail line be removed as part of this. That work will be coordinated with PanAm and DPW
- The line that previously served the residences will be cut and capped at the main.
- Pedestrian signage will be added
- Added signage and striping for the roadway, pedestrian path, and railway
- The paved area in the center of culdesac would be a decorative stamped asphalt. Applicant would be willing to install landscaping, but not maintain
- 10 bike storage places on site
- public access easement for pedestrians and bicycles
- Slopes would be armored with riprap
- Catch basin added off parking area to prevent flooding in garage
- Proposed topography includes removal of slope and to reslope to natural topography
- Transformer tie ins
- Water main and valve was shifted
- Species of plantings indicated on plan



- Buffer plantings and erosion control details were revised. Typical grassline swale detail was added
- Elevations were revised to be consistent with site plan
- Included green building statement

Jason Plourd, BETA Group, noted in general the comments made were either addressed or accepted as part of the subdivision project. The difference between general office and medical office building in trip generations is insignificant. The options to mitigate Route 33 congestion up to I-95 at 8am is an adaptive technology uses sensors that can constantly fluctuate based on demand. The NHDOT is willing to develop a traffic timing plan that will help reduce the queuing at that intersection. Regular crosswalks will be added to the plan.

Mr. Eby would like to have the City's peer review the configuration at Borthwick Ave and Sherborne.

Ms. Liz Oltman, TEC, reviewed the response letter sent and raised that Route 33 and Borthwick that the analysis doesn't accurately reflect the current operations. There is an opportunity to consider intersection improvements in a cost sharing. They suggested a modeling . The applicant proposed an all-way stop and if it's implemented the intersection should continue to be monitored. The applicant may want to consider pedestrian improvements at the corner of Borthwick and Route 33. Mr. Plourd agreed that post monitoring is warranted. He felt the model was conducted correctly.

Ms. Walker replied to Mr. Roediger that any potential future development may provide the opportunity to consider a cost sharing proposal to improve the intersection, but not this application.

Mr. Cracknell felt that the culdesac with one planted tree and ground cover could be easy to maintain, help with infiltration.

Ms. Walker questioned whether the multi-use path where it crosses at the culdesac may benefit from signage, and crosswalk.

Mr. Roediger asked to replace bark mulch with any noncombustible material. He asked about the design

Mr. Britz the site plan doesn't show gravel wetland and it would be helpful to see on the plan itself. Mr. Britz noted the restoration plan should note a minimum number of trees. He added that the whole buffer area should either have an easement or restrictions to protect in perpetuity.

Mr. Desfosses noted that the proximity of multi-use trail there should be drop inlets at the rail line and pipe it to manhole 16. The whole railroad cross section area should be detailed thoroughly with regard to sleeving, drainage, material types, and location. Drainage structures should have booted connections. Pavement cross section should upgrade to 3" of winter binder and meet City's specifications. Geotechnical review of cross section with DPW, the 6" crushed gravel should be minimum standard and may be larger based on the geotechnical design. The pole base detail needs to follow 24' aluminum lighting standards with arms. Applicant will provide wiring. Existing water main should be shown with a 20' easement centered on main and note on plan. The house on Islington St either needs to be occupied or removed. The manhole covers need to be City standard.



Mr. Pezzullo asked if an easement at the railroad would allow for \_\_. This will be a mixed roadway drainage system with overland and roadway. Mr. Crimmins explained that the final design of grading and drainage at railroad crossing be reviewed with PanAm. Mr. Pezzullo felt there are other alternatives that can be considered. He added that perhaps the manholes can be relocated to better suit the drainage flow directions from the outlets. Some of the outlet flow directions take a 90 degree turn towards the manholes that may not be the best alternative.

Ms. Walker suggested to consider breaking up the two outer edges of parking to reduce the amount of uninterrupted pavement. She suggested relocating the transformers to the nearby block of area on the plan, which may help to compensate for breaking up the pavement elsewhere parking space wise. Consider the elevation plan and consistency with the site plan, in regards to the transformer. Mr. Crimmins replied that the fence and vicinity to parking edge will be detailed in terms of maintenance. Ms. Walker encourage the applicant to consider a tree in the middle of cul-de-sac and fire truck friendly landscaping. Mr. Britz added the bottom note on gravel wetland and maintenance inspection add the implementation.

## 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 to the PB with the following stipulations:

1. All comments discussed
2. DPW will need to fine tune details regarding road.
3. DPW will look to have 3<sup>rd</sup> party inspector on site as it will be a public roadway.
4. In order for the roadway to happen, ensure the nature of the railroad crossing will allow for the structures and that PanAm has reviewed and approved the configuration.
5. Recommend to have discussion with DOT regarding the configuration of the intersection at Route 33 and

Seconded by Mr. Roediger. The motion passed unanimously.

.....

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)

The Chair read the notice into the record.

This application was presented, heard, and decision made in the application for the Preliminary and Final Subdivision Approval.

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.

The Chair read the notice into the record.

The Committee acknowledged the applicant's withdrawal per the Planning Department's guidance since the proposed project does not require site plan approval.

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.

The Chair read the notice into the record.

*Mr. Desfosses moved to postpone the Site Plan Approval application until May 30, 2017 TAC meeting, seconded by Mr. Britz. The motion passed unanimously.*

III. ADJOURNMENT

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

Respectfully submitted,

Marissa Day  
Acting Secretary for the Technical Advisory Committee

