

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 30, 2017

MEMBERS PRESENT: Juliet Walker, Chairperson, Transportation 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: Peter Britz, Environmental Planner;

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I. OLD BUSINESS

A. 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 May 2, 2017 TAC Meeting))

Voted to **postpone** to the July 5, 2017 TAC Meeting.

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B. 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 May 2, 2017 TAC Meeting)

Voted to **postpone** to the July 5, 2017 TAC Meeting.

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C. 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. (This application was postponed at the May 2, 2017 TAC Meeting)

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

1. Tighe & Bond to finalize biddable plan set, drawings, and specifications for the Green Street sewer replacement project by October 1, 2017. T&B to work with the City on project limits and City specs as well as the timing of the installation of the binder overlay for the road.
 2. Developer to contribute \$50k towards sewer replacement.
 3. Applicant to provide a solid waste management plan providing additional information on estimated solid waste generation and management of trash removal and recycling, amount of area needed/shown on the plans for trash removal, provide means and methods for project's trash removal and recycling (hotel, restaurant, etc.)
 4. Existing sewer to be abandoned needs to be shown on Utility Plan.
 5. Electrical cabinet with meter (Milbank Type) for the street lighting and the electrical conduit locations need to be shown on the plans.
 6. Street lighting "type" to be used will be finalized through consultation with the Planning Department.
 7. The HC dome panels on either side of Green Street need to be cast iron and should be the radius type. (Replace the broken plastic panel on the other side of Green Street).
 8. Remove dome detection panels on either side of the driveway
 9. LED bulbs for fixtures should be 3000K color temp.
 10. Applicant should provide alternative brick samples to DPW for review and modify note on site plan details for brick sidewalk to indicate "or approved alternative".
 11. Light pole bases shall have 5 feet of rigid steel on either side of the base, not 10 feet.
 12. The conduit runs need to extend across Green St and into the 3S Artspace site to pick up the existing conduit system.
 13. The applicant should work with the Planning Department to identify potential alternatives to stone dust for multi-use path and pros and cons of porous pavement path.
 14. Plans will be modified to show community space connecting from the hotel to North Mill Pond to be "future community space to be designed and constructed by City" and the plans for that portion the community space should be noted as conceptual only. Applicant shall deed the community space to the City and shall provide a financial contribution for the construction of the final design of the community space.
 15. The driveway should have a STOP line and STOP sign before the sidewalk.
 16. Easements and deeding of land along Green Street will be reviewed and finalized by the Planning and Legal departments.
 17. The Loading zone will require PTS approval. (put in the list of Building Permit approvals).
 18. Add width of the parking lot travel aisles on the site plan 19. Change size of valet parking signage to 12"x18".
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II. NEW BUSINESS

A. The application of **Pease Development Authority, Owner, and the City of Portsmouth, Applicant**, for property located at **135 Corporate Drive**, requesting Site Plan Approval to construct a 74' 8" X 30' 8" headworks building consisting of three levels (one above grade level and two below grade levels) totaling 2,290 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 303 as Lot 6, and lies within the Pease Airport, Business, Commercial (ABC) District .

Voted to **recommend approval** to the Planning Board.

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III. ADJOURNMENT

A motion to adjourn at 2:50 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department