

**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))

The Chair read the notice into the record.

*Mr. Desfosses moved to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on July 5, 102. It was seconded by Mr. Roediger. The motion passed by a unanimous vote.*

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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)

The Chair read the notice into the record.

*Mr. Desfosses moved to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on July 5, 2017. It was seconded by Mr. Eby. The motion passed by a unanimous vote.*

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)

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION

Patrick Crimmins of Tighe and Bond introduced the applicant Jeff Johnston of Cathartes. Mr. Crimmins reviewed the revised site plan and changes:

- The packet included a revised site plan, a revised community space exhibit, an archeological report, and a bump-out alternative.
- The five-story hotel would be located on Lots 10 and 11 and the one-acre waterfront parcel would be deeded to the City. It was noted that the parcel was identified in several planning studies, like the North End Visioning Plan, as a place for waterfront community space.
- The trash utility area would include dumpsters and generators, would be screened from public view, and would mimic the 233 Vaughan Street building's trash site. It was noted that Eversource deemed the trash site as an appropriate size and location.
- A binder overlay course along Green Street would be provided in coordination with the Division of Public Works and Note 16 would be added to the plans.
- Relating to City lighting along Green and Vaughan Streets, a detail would be provided on a historic picture that might change. The final picture would be coordinated with the City. When the detail was selected, a lighting plan would be provided to include the location of the lighting conduits, meters, cabinets, and LED lighting specifications.
- Crosswalks would be provided on Vaughan and Green Streets that would have cast iron detectable warning panels. They would change the detail to a radius cast iron so that it fits along the curb line.
- The public parking space would be flipped with the valet parking. Mr. Crimmins explained that originally there were three parking spaces with a proposed bump-out and some valet parking, but the hotel management stated that the valets would have to pull up in a different place. A land swap was proposed that would deed 707 square feet of land to the City in exchange for allowing the use of parking valets along Vaughan Street for 608 square feet. The bump-out in the front would be changed to a loading area for safety reasons.

- The detectable warning panels for the two tip-down ramps would be removed because they weren't required.
- The space between 3S Artspace and the hotel would be made into a pedestrian area with a 15-ft minimum width, to enhance the connection between 3S Artspace and the hotel and provide a gateway to the water community space.
- A standpipe for the stairwell would be provided per fire code. They would not provide pressurized stairs because the project didn't require it.
- Due to feedback on designs for the waterfront park, it was stated that the improvements would be shown as future community space improvements. The applicant would provide a contribution in the amount of those improvements as well as those on the Level 2 plans, which would allow for staff, various boards, and the community to better evaluate those areas.
- The one-acre waterfront community space parcel would be deeded to the City. It was noted that 30% of the project area had to be provided for community space and the remaining portion would also be deeded and credited for the future.
- Pertaining to the grading and drainage, it was noted that the site itself would have a rain garden, with runoff from both the roof and the second-story deck area. An alteration terrain permit would be required because it would exceed code.
- The building elevation was at Elevation 9, which met the Zoning Ordinance and FEMA requirements. The building mechanicals would be on the roof and the first-floor life safety equipment would be set higher than Elevation 9. It was noted that one door was previously identified as lower than Elevation 9, but it was changed so that all the doors were at Elevation 9. The first-floor commercial space further up on Green Street was at Elevation 12.1.
- The utilities plan, gas, electrical and telecommunications connections were coordinated with Eversource. The sewer connection design was explained. There would be provisions for a future grease trap for a restaurant if needed. There were discussions about tying the sewer into the street and the applicant would provide a fair share contribution in the amount of their percentage of flow for \$50,000 for sewer improvements. They would prepare the construction drawings and technical specifications and coordinate them with the City, as indicated in Note 31 of the Utility Plan.
- It was noted that there were several duct banks on Vaughan Street. A note was added to the plans about performing tests on existing utilities prior to construction to confirm whether the proposed catch basin could be constructed. Sidewalk easements on Green Street were proposed as well as a 7-ft for future connection to the community space. Easement and licensing plans were added to the site plan to clarify the number of easements throughout the site. An easement would be provided to the abutting property if it was developed. There would be easements for future drainage and community space as well as an easement across the applicant's parcel. The applicant proposed to retain .09 acres of the 1.1-acre site and would provide a 15-ft access easement across the applicant's property that would be retained.
- Future community space improvements were briefly reviewed.

Chairperson Walker suggested that the comments received in advance from the TAC members be reviewed to see whether any issues remained. The following issues were reviewed:

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".

Additional comments from the TAC members:

Mr. Eby asked whether any type of parking control was proposed. He also asked whether the applicant had any turning templates, due to the ramp going up and the high wall. Mr. Crimmins said it would all be managed by valets. Mr. Eby asked about the aisle dimensions. Mr. Crimmins said he would include them on the plan.

Mr. Pezzullo asked about a draining analysis, and Mr. Crimmins said they provided one. He asked whether the northern property line over the rain garden drainage was appropriate. Mr. Crimmins said it was the future 7-ft pedestrian access that would have to go through the rain garden, which was the reason they provided an easement.

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 approval** to the Planning Board, with the following stipulations:*

- 1) The Applicant shall provide a biddable plan set for the Green Street sewer replacement project by October 1, 2017.
- 2) The Applicant shall work with the City DPW to determine project limits and specifications as well as the timing of the installation of the binder overlay for the road for the sewer replacement project.
- 3) The Applicant shall contribute \$50,000 towards sewer replacement.
- 4) The Applicant shall 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 for trash removal and means and methods for project's trash removal and recycling.
- 5) The existing sewer to be abandoned shall be shown on Utility Plan.
- 6) The electrical cabinet with meter (Milbank Type) for the street lighting and the electrical conduit locations shall be shown on the plans.
- 7) The street lighting type to be used shall be finalized through consultation with the Planning Department.
- 8) The pedestrian detectable panels on either side of the Green Street crosswalk shall be cast iron and shall be the radius type.
- 9) The Applicant shall replace the broken plastic panel on the other side of Green Street.
- 10) The detection panels on either side of the driveway shall be removed from the plan.
- 11) The LED bulbs for fixtures shall be 3000K color temp.

- 12) The Applicant shall provide alternative brick samples to DPW for review and modify note on site plan details for brick sidewalk to indicate "or City approved alternative".
- 13) Light pole bases shall have 5' of rigid steel on either side of the base, not 10'.
- 14) The conduit runs shall extend across Green Street and into 3S site to pick up the existing conduit system.
- 15) The Applicant shall work with Planning Department to identify potential alternatives to stone dust for multi-use path and to identify pros and cons of porous pavement path.
- 16) The Plans shall be modified to show community space connecting from Hotel to North Mill Pond to be "future community space to be designed and constructed by City" and the plans for that portion of the community space should be noted as conceptual only.
- 17) The 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.
- 18) The driveway shall have a STOP line and STOP sign before the sidewalk.
- 19) Easements and deeding of land along Green Street shall be reviewed and finalized by Planning and Legal Department.
- 20) The loading zone shall require Parking & Traffic Safety Committee approval.
- 21) The width of the parking lot travel aisles shall be shown on the site plan.
- 22) The size of valet parking signage shall be 12"x18".

Mr. Marsilia seconded the motion.

Mr. Eby asked about appropriate signage to let the public know that there was only valet parking. Mr. Crimmins said they would provide a monitored gate so that the public could not get past that point and that the valet would bring the customer's car to the porte-cochere.

The motion passed by a unanimous vote.

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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 .

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION

The City Project Manager Don Song was present to speak to the application. He introduced Stephen Calabro, Design Project Manager, and Bryan Ruoff, Design Project Engineer/Construction Manager. Mr. Song then reviewed the WWTF Improvements site plan application briefly.

Mr. Calabro discussed the following proposed improvements:

- The outdated existing building would be replaced with a new building that would include a carbon filter odor control system, a wastewater screening system, a grit removal system, and an influent wastewater pumping system.
- Improvements would be made to the Septage Receiving Building's drainage systems.
- Some regrading and repaving of the site would be done.
- The new building would be an unoccupied facility but would be inspected twice daily. The red brick exterior would fit in with the other buildings.

Mr. Ruoff discussed the building's elevations and floor plans. He discussed the utilities configuration plan and the drain replacement. He said that impervious cover or new pavement would be placed on the proposed access route or wherever needed. He said there would be no impacts to the wetland.

The TAC members had no questions.

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 approval** to the Planning Board, and Mr. Cracknell seconded. The motion passed by a unanimous vote.*

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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,

Joann Breault
Acting Secretary for the Technical Advisory Committee