

# ACTION SHEET

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

CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

2:00 PM

SEPTEMBER 5, 2017

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planner Director; 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:**

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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 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 CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the August 1, 2017 TAC Meeting)

Voted to **postpone** Site Plan Review to the October 3, 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 CD5 District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the August 1, 2017 TAC Meeting)

Voted to **postpone** Site Plan Review to the October 3, 2017 TAC meeting.

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C. The application of **409 Franklin Pierce Highway, LLC, Owner**, for four vacant lots located off **Woodworth Avenue and Swett Avenue**, requesting Preliminary and Final Subdivision Approval to consolidate and reconfigure lot lines to create two lots as follows:

1. Assessors Map 243, Lot 25 consisting of 8,492 s.f. being merged and eliminated;
2. Assessors Map 243, Lot 26 increasing from 10,181 s.f. to 14,411 s.f. with 0' of continuous street frontage.
3. Assessors Map 243, Lot 27 increasing from 10,615 s.f. to 27,681 s.f. with 0' of continuous street frontage.
3. Assessors Map 243, Lot 28 consisting of 12,804 s.f. being merged and eliminated.

A variance was granted on April 25, 2017 by the Board of Adjustment to allow 0' of continuous street frontage. Said properties are shown on Assessor Map 243 as Lots 25, 26, 27, and 28 and lie 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'. (This application was postponed at the August 1, 2017 TAC Meeting)

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

1. E1 pump system must be used for each pump system.
2. Add note to plan regarding deed restriction that ensures private property owners will be responsible for maintaining storm water mitigation and drainage systems.
3. Finalize details of roadway drainage system and required improvements with DPW.
4. Include sign details (as referenced on Plan and Profile 1 of 2).
5. City Council approval shall be required to construct turn around on City property.
6. Add note to plan that the City shall have the right to place snow on the private half of the end of the turnaround area.

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D. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46-64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the August 1, 2017 TAC meeting.)

Voted to **postpone** Site Plan Review to the October 3, 2017 TAC meeting.

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E. The application of **Goodman Family Real Estate Trust, Owner, and Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Site Plan Review for a 785 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (GB) District. (This application was postponed at the August 1, 2017 TAC meeting.)

Voted to **postpone** Site Plan Review to the October 3, 2017 TAC meeting.

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F. The application of **Flintatta, LLC, Owner, and Unitarian-Universalist Church of Portsmouth, Applicant**, for property located at **73 Court Street**, requesting Site Plan Review to construct a 286 ± s.f. addition to provide a ramp and egress to and from the existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 19 and lies within the Character District 4-L1 (CD4-L1), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the August 1, 2017 TAC meeting.)

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

1. Include detail on granite banding at driveway.
  2. Confirm if any additional drainage may be required for non-paver portion of driveway.
  3. Sleeve detail for sewer line must be approved by DPW.
  4. Sewer and drain easement language needs to be approved by legal.
  5. The existing sewer lateral should be 6" and moved outside the new foundation.
  6. Note on zoning requirements should be updated.
  7. Landscape plan should reflect planting list.
  8. City license requested for seat block, as applicable.
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## II. NEW BUSINESS

A. The application of **Islington Commons, LLC, Owner**, for property located at **410, 420, and 430 Islington Street**, requesting Site Plan Review to remodel three existing buildings into 4 units (Building #1 with 1,490 ± s.f. footprint and 2,273 ± s.f. gross floor area, Building #2 with 1,130 ± s.f. footprint and 1,942 ± s.f. gross floor area, Building #3 with 2,048 ± s.f. footprint and 6,531 ± s.f. gross floor area); and construct 4 duplex buildings for 12 proposed units (Building #4 with 1,998 ± s.f. footprint and 4,109 ± s.f. gross floor area, Building #5 with 1,955 ± s.f. footprint and 4,063 ± s.f. gross floor area, Building #6 with 2,240 ± s.f. footprint and 4,900 ± s.f. gross floor area, Building #7 with 2,002 ± s.f. footprint and 4,549 ± s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-L2 (CD4-L2) and the Historic District.

Voted to **postpone** Site Plan Review to the October 3, 2017 TAC meeting.

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B. 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**, requesting Amended Site Plan Approval to increase the height of the proposed office building (footprint of  $16,700 \pm$  s.f.) from 3 stories to 4 stories (gross floor area of  $66,800 \pm$  s.f.), with related paving, lighting, utilities, landscaping, drainage, fire access drive and associated site improvements. (Original Site Review approval was granted by the Planning Board on May 18, 2017). Said properties are shown on Assessor Map 241 as Lots 25 & 26 and Assessor Map 233 as Lots 112, 113, & 114 and lie within the Office Research (OR) and the Single Residence B (SRB) Districts.

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

1. All conditions of original Planning Board approval to remain in effect.
2. Conduct a building code review to determine if the addition of the 5<sup>th</sup> story required any changes to egress or entrances that may affect the site plan.
3. Revise lighting plan to reduce lighting spillover at edge of paved parking surface new SW corner of lot.
4. Correct pavement cross section detail to provide 3" of fine binder with 3/8" of top course and add note that City shall approve the pavement mix design.
5. Off site traffic mitigation for Borthwick Avenue/Greenland Road intersection shall include consideration of improvements to bicycle and/or pedestrian connections.

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C. The application of **Merton Alan Investments, LLC, Owner**, for property located at **30 Cate Street**, requesting Amended Site Plan Approval to add one unit to the end of each of the 8-unit buildings to create two 9-unit buildings, to re-align and add three units to the building at the southern corner of the lot, and to make the drive closest to Bartlett Street exit only, with related paving, lighting, utilities, landscaping, drainage, and associated site improvements. (Original Site Review approval was granted by the Planning Board on February 16, 2017). Said property is shown on Assessors Map 165 as Lot 1 and lies within Character District 4-W (CD-4W).

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

1. All conditions of original Planning Board approval to remain in effect.
2. Provide analysis of density and whether additional parking should be provided to accommodate guest parking.

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D. The application of **James A. Mulvey Revocable Living Trust, Robert J. Bossie Revocable Trust and Peter Brown Living Trust, Owners**, for property located at **150 Spaulding Turnpike**, requesting Site Plan Approval to create a truck sales outlet with vehicle display, vehicle storage, including  $9,780 \pm$  s.f. of pervious bituminous concrete pavement, with related paving, lighting, utilities, landscaping, drainage, and associated site improvements.. Said property is shown on Assessors Map 236 as Lots 34, 35 & 36 and lie within the General Business (GB) District.

Voted to **postpone** Site Plan Review to the October 3, 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