

ACTION SHEET

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

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

2:00 PM

OCTOBER 3, 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; Carl Roediger, Fire Department.

MEMBERS ABSENT: Robert Marsilia, Chief Building Inspector;

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I. OLD BUSINESS

A. 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 September 5, 2017 TAC Meeting)

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

- A) Prior to Planning Board Approval:
- 1) Applicant shall remove proposed stop sign coming out of garage as shown on Site Plan.
 - 2) The curb at each end of the private road shall be rounded.
 - 3) Sheet 5 – Any water or sewer pipes designated as “CIP” outside of the building should be revised to “PVC” and notes shall be adjusted as well.
 - 4) A note shall be added to Site Notes on Sheet C1.1 that any damage during construction by applicant to curbing constructed by the City shall be repaired by applicant.
 - 5) Correct error noted in Drainage Study p.3.
- B) Subsequent to Planning Board Approval:
- 6) A peer review of geohydrologic study and drainage design shall be required to evaluate groundwater rates and ability of detention system to accommodate groundwater flow now and into the future. Based on the results of the peer review to be coordinated with DPW, the permanent foundation dewatering system discharges to City’s drainage system may require a storm drain permit and a capacity use surcharge.

7) The construction groundwater dewatering discharge shall require a temporary dewatering discharge permit. DPW shall determine if the groundwater needs to be sampled/tested for both the temporary and permanent connection to the City’s drainage system to determine if any treatment is required prior to discharge.

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B. 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 September 5, 2017 TAC meeting.)

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.

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C. 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 September 5, 2017 TAC meeting.)

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.

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D. 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. (This application was postponed at the September 5, 2017 TAC meeting.)

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.
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E. 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 ± 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. (This application was postponed at the September 5, 2017 TAC meeting.)

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.

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II. NEW BUSINESS

A. The application of **Pamela Thatcher, Owner, and Charlie Seefried, Applicant**, for property located at **180 Middle Street**, requesting Site Plan Approval for a proposed 3-story four unit residential building with a footprint of 2,606 ± s.f. and gross floor area of 9,348 ± s.f., and a proposed 2-story one unit residential carriage house with a footprint of 959 ± s.f. and gross floor area of 1,918 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 127 as Lot 8 and lies within the Mixed Residential Office (MRO) District and the Historic District.

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.

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B. The application of **Provident Bank, Owner**, for property located at **25 Maplewood Avenue**, requesting Site Plan Approval for a proposed 3-story mixed use building with a footprint of 9,355 ± s.f. and gross floor area of 36,597 ± s.f., including retail and parking on the first level, office use on the second level and residential on the third and attic level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 2 and lies within the Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

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

A) Prior to Planning Board Approval:

- 1) A note shall be added to the Demolition Plan/Demolition Notes that the existing City wayfinding sign on Maplewood Ave shall be removed prior to start of construction and provided to City for storage during construction. City Planning Department notification and approval shall be required prior to removal of the sign.
- 2) Revise Note 17 on Sheet GN-1 under Site Notes to specify that no restaurants shall be allowed without providing an exterior grease trap.
- 3) Provide delineation of the brick, concrete, and landscaped areas and other surface treatments on the site plan. This may be provided as a separate exhibit and does not need to be on a recordable plan sheet.
- 4) Landscape Plan shall be stamped by a registered landscape architect

5) Applicant shall add the location of the evaporative trench to the grading and drainage plan

B) Subsequent to Planning Board Approval:

- 1) Details of temporary and permanent (if applicable) groundwater dewatering design shall be submitted to DPW for final approval.
- 2) Any required stormwater connections to the City’s drainage system shall require a stormwater connection permit. A capacity surcharge fee may apply based on further investigation by the applicant in consultation with the DPW.
- 3) Applicant shall coordinate with DPW on final traffic signal and pedestrian control locations and designs and related electrical conduit layout.
- 4) Subject to final approval by DPW, the applicant shall either replace the light in front of LaCarreta or keep it functional by replacing the electrical run.

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C. The application of **Bluestone Properties of Rye, LLC, Owner**, for property located at **135 Congress Street**, requesting Site Plan Approval to construct an addition to the rear of the existing building, with a footprint of 1,424 ± s.f. and gross floor area of 2,943 ± s.f., for restaurant expansion and function space, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 5 and lies within the Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.

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D. The application of **Roman Catholic Bishop of Manchester, Owner**, and **Stonegate NH Construction, LLC, Applicant**, for property located at **2075 Lafayette Road**, requesting Site Plan Approval for the construction of two 3-story, 24-unit residential buildings, both with a footprint of 14,640 ± s.f. and gross floor area of 58,495 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 268 as Lot 7 and lies within the Single Residence B (SRB) District.

Voted to **postpone** to the October 31, 2017 Technical Advisory Committee Meeting.

III. ADJOURNMENT

A motion to adjourn at 3:39 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department