

ACTION SHEET

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

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

2:00 PM

DECEMBER 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; Patrick Howe, Fire Department. Robert Marsilio, Chief Building Inspector

MEMBERS ABSENT: n/a

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I. OLD BUSINESS

A. 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 October 31, 2017 TAC meeting.)

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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B. 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 October 31, 2017 TAC meeting.)

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.
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C. 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 October 31, 2017 TAC meeting.)

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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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 ± 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 October 31, 2017 TAC meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations (all of these shall be addressed in the plans submitted for Planning Board approval):

1. The Plans shall label the force main and sewer line as private.
2. Add curb or berm on east side of access driveway to direct stormwater into treatment swale and away from porous pavement areas.
3. Grade the grassed area along Farm Lane to direct water into raingarden.
4. Applicant shall submit a comprehensive stormwater management maintenance plan to be referenced in a note on the Site Plan and indicate that the property owner is responsible for the maintenance as outlined.
5. Provide updated drainage report for the redesigned drainage.
6. Any technical memos that have been previously submitted by the applicant to support compliance with Site Plan Review requirements shall be updated and included in the Planning Board submission. The Site Plan Review check list shall also be updated as necessary.
7. Maintain at least 24' for travel lanes between the vehicle display spaces and the curb edge at the entrance off of Spaulding Turnpike; if necessary eliminate spaces.
8. Reduce parking spots in front of the building to 10 and designate at least 1 as a handicap space.
9. Include a privet hedge in the area between trees and the property line on Farm Lane as additional screening.

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E. 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. (This application was postponed at the October 31, 2017 TAC meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations (all of these shall be addressed in the plans submitted for Planning Board approval):

1. Character District standards shall be included on the cover sheet of the site plan set or on the site plan sheet itself.
2. Any unprotected openings on the west side of the building shall comply with Chapter 6 of the International Building Code.
3. The detail for the catch basin located in the dumpster area shall be changed per DPW’s specifications for catch basins in similar locations.
4. A note shall be added to the Site Plan that no kitchens are to be located below ground level.
5. The applicant shall provide appropriate documentation/details to support the installation of a 1,000 gallon grease trap in the basement and shall meet with the City Engineer and the Health Officer for review and approval prior to Planning Board submission.
6. All stories of the building should be labeled appropriately according to guidance from the Building and Fire Departments regarding code definitions for a mezzanine.

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F. 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. (This application was postponed at the October 31, 2017 TAC meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations (all of these shall be addressed in the plans submitted for Planning Board approval):

1. The Sidewalk shall be re-labeled as multi-use path and appropriate signage and striping shall be added per MUTCD standards to be reviewed and approved by the City’s Transportation and Parking Engineer prior to Planning Board submission. A bituminous surface is acceptable for this purpose. Please include the Planning Director in any correspondence with DPW.
2. Where the proposed multi-use path is located within the NHDOT easement area, applicant shall provide an easement for future relocation of the multi-use path to the applicant’s property outside of the NHDOT easement area should that be needed. A draft easement shall be included in the Planning Board submission. Please consult with the Planning Department for a sample template.

3. A note shall be added to the site plan to provide for the testing of the sewer system during construction under the supervision of the DPW to ensure compliance with standards.
4. A detail shall be provided for the privacy fence.
5. The Landscape Plan shall provide more details about species types and age of the existing vegetation that is to remain on site.
6. Add information to the parking calculations on Sheet C-2 that outlines compliance with required bicycle parking per the amended Article 11.
7. A water main access easement shall be provided to the City complying with the requirements of the DPW and Legal departments. A draft of the easement shall be included in the Planning Board submission. Please consult with the Planning Department for a sample template.
8. The material for the walkways shall be concrete pavers.
9. The material for the channeling in the driveway shall be granite cobblestones.
10. Generator locations shall be shown on the plans.
11. Notes shall be added to the Site Plan notes referencing the sheet/location of the long-term inspection and maintenance schedule (on sheet C-6) and rain garden maintenance notes (on sheet C-8) and indicating that the property owner is responsible for the maintenance as outlined.
12. A Conditional Use Permit from the Planning Board is required for the proposed parking as specified in Article 11.
13. A note shall be added to the Site Plan notes indicating there will be year-round access to the emergency access gate.

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G. The application of **Robert J. Fabbricatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Site Plan Approval for the construction of a 2-story addition to a mixed use building, with a footprint of 350 ± s.f., and gross floor area of 498 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic District. (This application was postponed at the October 31, 2017 TAC meeting.)

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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H. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, (“Lot 3”), requesting Site Plan Approval for the construction of a 5-story mixed use building (including a hotel, restaurant, and 1st floor parking garage) with a footprint of 23,021 ± s.f. and gross floor area of 104,020 ± 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 September 5, 2017 TAC Meeting)

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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II. NEW BUSINESS

A. The application of **Happy Dreams, LLC, Applicant**, for property located at **1 International Drive**, requesting Site Plan Approval for the construction of a 7,130 ± s.f., 3-story building expansion to the Residence Inn which will include 36 additional rooms and a 29 space reserve parking area to be constructed in the future, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) District.

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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B. The application of **Ethel V. Ross Trust, Owner, and Joseph Caldarola, Applicant**, for property located at **142 Mill Pond Way**, requesting Site Plan Approval for the construction of a 2-story, three unit townhouse with a footprint of 5,560 ± s.f. and a gross floor area of 18,514 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 140 as Lot 20 and lies within the General Residence A (GRA) District.

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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C. The application of **Wentworth-Douglass Hospital, Applicant**, for property located at **56, 73 and 121 Corporate Drive**, requesting Site Plan Approval for the construction a 2-story, 25,000 ± s.f. medical office building and a 3-story, 60,000 ± s.f., medical office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) District.

Voted to **postpone** to the next TAC meeting scheduled for Tuesday, January 2, 2018.

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III. ADJOURNMENT

A motion to adjourn at 5:10 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department