

**ACTION SHEET
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

**April 26, 2018
reconvened from
April 19, 2018**

AGENDA

5:30 PM SITE WALK – 105 BARTLETT STREET

A Site Walk was conducted at 105 Bartlett Street by Juliet Walker, Planning Director and Nicholas Cracknell, Principal Planner.

I. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION:

The application of **Malt House Exchange Realty Trust, Owner**, for property located at **95 Brewery Lane**, and **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision)

Voted to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration.

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B. SITE REVIEW:

The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**.

Voted to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.

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II. PUBLIC HEARINGS – REZONING REQUEST

*The Board's action in these matters has been deemed to be legislative in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

- A. Request of **Clipper Traders, LLC** for Zoning Change from Office Research (OR) and Transportation Corridor (TC) to Character District 4 West End (CD4-W) and Character District 4 Limited2 (CD4-L2), for property located at **105 Bartlett Street**, Tax Map 157, Lots 1 & 2; Tax Map 164, Lots 1, 2, 3 & 4 (also shown on Tax Maps 139 and 144).

Voted to **postpone** the public hearing to the May 17, 2018 Planning Board Meeting.

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III. PUBLIC HEARINGS – OLD BUSINESS

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

- 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 1,315 ± s.f. footprint and 1,906± s.f. gross floor area, Building #2 with 999± s.f. footprint and 1,894± s.f. gross floor area, Building #3 with 1,964 ± s.f. footprint and 5,429 ± s.f. gross floor area); and construct 3 duplex buildings and a single dwelling unit for 11 proposed units (Building #4 with 1,799± s.f. footprint and 4,375± s.f. gross floor area, Building #5 with 1,280 ± s.f. footprint and 2,752 ± s.f. gross floor area, Building #6 with 1,997 ± s.f. footprint and 5,054 ± s.f. gross floor area, Building #7 with 2,014 ± s.f. footprint and 4,725± 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-Limited2 (CD4-L2) and the Historic District. (This application was postponed at the March 15, 2018 and April 19, 2018 Planning Board Meetings).

Voted to **postpone** to the May 17, 2018 Planning Board Meeting..

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IV. PUBLIC HEARINGS – NEW BUSINESS

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

- A. The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Site Plan Review for a 92 unit, 4-story apartment building with a footprint of 18,430 \pm s.f. and gross floor area of 92,150 \pm s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1st, 2nd, 3rd and 4th levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 154 as Lot 2 and lies within the Character District 4-West End (CD4-W).

Voted to **grant** Site Plan approval with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. Easements shall be provided for all new public utilities and easement plan shall be updated accordingly.
2. Landscaping shall be reviewed and approved by the Fire Department for access to Fire Department connections.
3. The applicant shall coordinate with DPW for review and approval of the stormwater surface drainage from the parking lot at 95 Brewery Lane to avoid negatively impacting proposed landscaped areas.
4. The applicant shall correct the mis-labeled 12" to 12' on the site plan.
5. The developer shall contact NHDES to review proposed impacts to the existing monitoring wells as a result of the proposed construction and secure a written decision/approval for the site plan as it relates to the monitoring wells. Developer shall be responsible for any relocation, adjustment, or abandonment of any of the wells as approved by the NHDES.
6. The developer shall provide an access easement to the City to continue to sample the monitoring wells.
7. The developer shall coordinate with NHDES to secure any necessary approvals / permits for removal/disturbance of soil on the site within the Groundwater Management Zone and documentation of these approvals shall be provided to the City.
8. The developer shall contribute \$20K for the construction of sidewalks on Chevrolet Ave to Cass St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2021.
9. The developer shall contribute \$25K to improve the Bartlett St signal on Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
10. The developer shall contribute \$60K for the construction of a sidewalk along Jewell Court from Brewery Lane to Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
11. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
12. The applicant shall agree to pay for the services of a third party inspector, to be selected by the City, to inspect all on-site utility work.

13. All easement plans and deeds shall be reviewed and approved by the Legal and Planning Departments and, as needed, by the City Council.
14. The Site Plans and any easement deeds and plans shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
15. The Landscape Plan shall be revised to add additional landscaping along and within the conservation area on Chevrolet Ave to provide year-round screening for the Aldrich Road neighborhood.
16. The applicant shall propose locations for adding benches within the community spaces to be reviewed and approved by the Planning Department.
17. The applicant shall confirm the location of any sloped granite curbing.

Conditions Subsequent (to be completed after building permit approval):

18. Developer shall conduct on-site parking usage analysis (by a qualified consultant) prior to construction and within 1-year of full occupancy to be submitted to the Planning Department.
19. The developer shall work with the City to convert Chevrolet Ave to a city street.
20. Developer shall be responsible for resurfacing Brewery Lane between Jewell Ct and Plaza 800 parking lot.
21. The developer shall provide engineered plans for the Jewell Court sidewalks within 6 months of the Planning Board approval.

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- B. The application of **Malt House Exchange Realty Trust, Owner**, for property located at **95 Brewery Lane**, and **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) as follows:
1. Proposed lot #1 increasing from 179,032 \pm s.f. to 179,160 \pm s.f. , with no change in street frontage.
 2. Proposed lot #2 decreasing from 206,319 \pm s.f. to 206,191 \pm s.f., with no change in street frontage.
- Said properties are shown on Assessor Map 146 as Lot 27 and Assessor Map 154 as Lot 2 and are located in the Character District 4-W (CD4-W).

Voted to find that granting of the following waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:

- 1) Section IV.6 – Preliminary Plat - entire area proposed to be subdivided.
- 2) Section V.6 – Final Plat – Dimensions and areas of all lots to be subdivided

- C. Voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:
- 1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
 - 2) GIS data shall be provided to the Department of Public Works in the form as required by the City.
 - 3) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
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V. CORRESPONDENCE:

- 1. Letter from Attorney John L. Ahlgren to Robert Sullivan, City Attorney, dated April 4, 2018, regarding Airbnb.

Placed on file.

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VII. ADJOURNMENT

*It was moved, seconded, and **passed** unanimously to adjourn the meeting at 11:00 p.m.*

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Respectfully Submitted,

Jane M. Shouse,
Acting Secretary for the Planning Board