

## ACTION SHEET

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

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

2:00 PM

FEBRUARY 27, 2018

**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. Robert Marsilio, Chief Building Inspector

**MEMBERS ABSENT:**

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#### I. OLD BUSINESS

A. 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  $785 \pm$  s.f. restaurant/take-out building and  $195 \pm$  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 January 30, 2018 TAC meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations (unless otherwise noted, all changes listed shall be included on the revised plans submitted to Planning Board for approval):

1. Exit driveway shall be just one lane.
2. Crosswalk that leads to parking lot shall be eliminated.
3. The applicant shall coordinate with DPW to show an appropriate sewer manhole (SMH) detail, label the asbestos pipe correctly and put instructions on the plan on how to deal with the pipe. It shall be noted that DPW will witness the installation of the manhole.
4. The applicant shall review ability of expanding stormwater pond #1 to accommodate more pre-treatment of the stormwater run-off from the parking area. DPW shall review and approve the stormwater design as revised.
5. The applicant shall confirm the owner and adequacy of sizing of the water main and whether an easement for the water main is required.
6. The applicant shall provide seasonal high water table (SHWT) in locations of proposed ponds.
7. The applicant shall provide a detail for each pond including any overflow/discharge structures. Indicate separation from SHWT.
8. Pipe slopes and inverts shall be shown for all pipes.
9. Applicant shall update the filter media mix to match NH Stormwater requirements.

10. The maintenance requirements for proposed ponds shall indicate minimum twice annual inspection.
  11. The rainfall intensities shown in the Stormwater Modeling Summary Table in the drainage report shall match hydroCAD analysis.
  12. The applicant shall provide a detail for proposed new SMH connection to the existing sewer.
  13. The plans shall be updated to show that the sidewalk along Woodbury Avenue shall be resurfaced in kind across the entire frontage.
  14. The layout shown on sheet C-2 shows the 14 x 14 patio on the east side of the building with the overall structure being rectangular. The layout depicted on sheet A1.0 shall match this configuration.
  15. The two "Black Tupelo" trees (Ns on plan) depicted on sheet L-1 appear to encroach on driveways and parking when mature. Notes shall include maintenance requirements for trimming.
  16. On sheet C-2, SITE NOTES CONTINUED, Note 21 shall read: "Existing building (Mattress Store) shall have a fire suppressions installed within two years of Planning Board Approval for the Aroma Joe's building."
  17. The applicant shall note the dumpster location distance from the property line, revise the location should it be less than 10 ft. and note the requirement for a waiver if it is determined to be less than 20 ft.
  18. In addition to planting Seed Mix A in Stormwater Ponds 1 and 2, Seed Mix A shall be planted in the area of the outfall of Stormwater Pond 1 from the rip rap outlet up to the edge of wetland.
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B. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466  $\pm$  s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue.
2. Proposed lot #2 having an area of 15,874  $\pm$  s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044  $\pm$  s.f. (0.437 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors Map 235 as Lot 2 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed indefinitely at the October 31, 2017 TAC Meeting)

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

1. A note shall be added that future homes should be constructed with sound deafening materials to insulate them from highway noise.
2. The 6" water line shall be updated or removed to match City requirements and individual water services shall be provided for all lots.
3. A drainage easement and no-build restriction within the 100' wetland buffer shall be provided on proposed Lot 1 for future City stormwater management infrastructure (to be built by the City). The easement location shall be coordinated with the Planning Department and DPW prior to Planning Board review.

4. All utility trenches on Rockingham Avenue shall be guaranteed against settling for a period of 2 years from the date of the final utility trench.
  5. The proposed underground electric and communications lines shall be located on the lots and outside of the proposed drainage easement area.
  6. Documentation shall be provided that deed restrictions have been updated to outline that individual homeowners shall be required to maintain the drainage swale behind the houses for perpetuity.
  7. Sewer laterals shall be 6" in diameter.
  8. Removal of the existing foundation shall require a wetland conditional use approval. The foundation shall remain on the plan unless the applicant intends to apply for a wetlands conditional use permit prior to subdivision approval.
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## II. NEW BUSINESS

A. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street**, **Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, and **Boston and Maine Corporation, Owner**, for railroad property located between **Bartlett Street and Maplewood Avenue**, requesting Preliminary and Subdivision Approval to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot as follows:

- (1) Proposed Lot #1 having an area of  $20,678 \pm$  s.f. ( $0.4747 \pm$  acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of  $53,137 \pm$  s.f. ( $1.2198 \pm$  acres) and 83.20' of continuous street frontage on Bartlett Street and 385.64' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of  $104,320 \pm$  s.f. ( $2.3949 \pm$  acres) and 816.61' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of  $63,825 \pm$  s.f. ( $1.4652 \pm$  acres) and 487'± of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of  $177,643 \pm$  s.f. ( $4.0781 \pm$  acres) and 297.73' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of  $63,866 \pm$  s.f. ( $1.4662 \pm$  acres).
- (7) Map 164 Lot 4 reducing in area from  $13 \pm$  acres to  $4.7 \pm$  acres and having 75'± of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'± on Bartlett Street to 105'± of continuous street frontage on Bartlett Street.

Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts.

Voted to **postpone** to the April 3, 2018 TAC meeting.

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B. 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 ± s.f. and gross floor area of 92,150 ± s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> 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-W (CD4-W).

Voted to **postpone** to the April 3, 2018 TAC meeting.

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**III. ADJOURNMENT**

A motion to adjourn at 4:00 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse  
Administrative Assistant  
Planning Department