

**ACTION SHEET**

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

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

**2:00 PM**

**JULY 31, 2018**

**MEMBERS PRESENT:** Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; Peter Stith, Principal Planner; Ray Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Carl Roediger, Fire Department and Robert Marsilio, Chief Building Inspector

**MEMBERS ABSENT:** Juliet Walker, Chairperson, Planning Director;

.....  
**I. OLD 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 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 20,667 ± s.f. (0.4747 ± acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952 ± s.f. (1.1927 ± acres) and 80.91' of continuous street frontage on Bartlett Street and 386.88' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003± s.f. (2.3417 ± acres) and 809.23' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781 ± s.f. (1.4183 ± acres) and 481'± of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435 ± s.f. (4.0733 ± acres) and 297.42' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621 ± s.f. (1.5983 ± acres).
- (7) Map 164 Lot 4 reducing in area from 13 ± acres to 4.7 ± 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. (This application was postponed at the July 3, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the September 4, 2018 Technical Advisory Committee meeting.

.....

B. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of three proposed industrial buildings with heights of 105 feet: Proposed Building #1: 132,000 s.f. footprint and 440,000 s.f. Gross Floor Area; Proposed Building #2: 150,000 s.f. footprint and 490,000 s.f. Gross Floor Area; Proposed Building #3: 62,000 s.f. footprint and 220,000 s.f. Gross Floor Area; and two 4-story parking garages, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the July 3, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the September 4, 2018 Technical Advisory Committee meeting.

.....

C. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Subdivision approval, under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to merge Map 305, Lots 5 & 6 (17.10 acres), Map 305, Lot 1 (13.87 acres), Map 305, Lot 2 (10.18 acres) and a discontinued portion of Goosebay Drive to create Map 305, Lot 6 (43.37 acres). Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the July 3, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the September 4, 2018 Technical Advisory Committee meeting.

.....

D. The application of **Dorothy Kiersted and Theresa Sessions, Owners**, for property located at **50 Lovell Street**, requesting Site Plan Review approval to demolish the rear deck on the existing house and the existing garage; to retain the existing building as a single family residence with a footprint of 1,001 s.f. and Gross Floor Area 3,095; to construct a three story, two unit residence with a footprint of 1,660 and Gross Floor Area of 4,634 s.f.; to construct a three story single residence with a footprint of 1,165 and Gross Floor Area of 3,360; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 2 and lies within the General Residential C (GRC) District. (This application was postponed at the July 3, 2018 Technical Advisory Committee Meeting.)

Voted to **recommend Site Plan Review approval**, with the following stipulations:

1. Revise Plan Sheet C3 to label existing sewer elevations. (and field verify).
2. Revise Sheet C4 to provide proper invert and ensure new 8” pipe matches crown of existing pipe.
3. Update Sheet C4 to show State and City required brick invert.
4. Update Sheet C4 to show 8x4 tapping saddle for water main connection.
5. Update gas service detail (Detail H, Sheet D2) to show 36” of cover.
6. Update sewer details (Detail E, Sheet D2 and Detail P, Sheet D3) to show that all proposed manholes in the street shall have hinged covers that meet City Standards.
7. Update Driveway section detail to remove the impermeable barrier.
8. Engineer to address Underwood Engineer’s comments per their 7/25 email:
  - a. LCB Detail ok but please specify perforated and base sump dimensions in detail, fix sump elevations on plans or delete.
  - b. Cover appears to be only 1.6’ not 1.8’ please re-check and provide 1.8’ min. cover.
  - c. Re-check grading, contours missing, flat spots, delete 15 contour or fix spots to correlate
9. Pedestrian Walkways to be revised to show walkways between front door, rear decks and parking area for Units 1-3.
10. A note shall be added to the Site Plan and condominium documents with a reference to the Operations and Maintenance Plan indicating that the property owner(s) are responsible for Stormwater Maintenance.
11. Sheet C4, Note 30 shall be revised to remove the language “In city streets”.
12. Applicant to provide water utility access easement to Portsmouth DPW for access to water meters, valves and pipes with a reference to the easement on the [site plan](#).
13. Applicant to update plan with a note that “parking is prohibited outside of designated parking areas on the plan”.

.....

E. The application of **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, and **Ed Pac, LLC, Owner**, for property located at **152 Court Street**, requesting Site Plan Review approval to demolish a portion of the existing building on 152 Court Street and to construct a 4-story, 64 unit workforce housing building with a footprint of 12,361 ± s.f. and Gross Floor Area of 58,975 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lots 37 & 38 and lie within the Character District 4 (CD4) and the Historic District. (This application was postponed at the July 3, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the August 7, 2018 Technical Advisory Committee meeting.

.....

**II. NEW BUSINESS**

A. The application of **Salema Realty Trust, Owner**, for property located at **199 Constitution Avenue**, requesting Site Plan Review approval for the construction of a 2-story industrial building, with a footprint of 12,800 s.f. and a Gross Floor Area of 12,800 s.f., with 24 parking spaces and proposed stormtech infiltration system, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 285 as Lot 16-301 and lies within the Industrial (I) District.

Voted to **recommend Site Plan Review approval**, with the following stipulations:

1. Update details to show Sewer Manhole with a solid brick invert.
2. Engineer to verify if NHDES Alteration of Design Permit requires additional 10% design precipitation rates over the Extreme Precipitation Table rates and update Stormwater Management Drainage Calculations and Design, as applicable.
3. Applicant to provide water utility access easement for water line shutoffs and routine maintenance/leak detection and note easement on the plan.
4. Further review and approvals will be required when use of the building is determined and may include an Industrial Discharge Permit or if use is subject to Fats, Oil, and Grease (FOG) program (ie: grease trap) for the wastewater.
5. Engineer to consider the need for the 1000 gallon pump station tank and revise as applicable.
6. Plans to be updated showing a City approved detail for force main connection to SMH Detail to be provided by City.
7. Condition of existing Sewer Manhole and sewer pipe to Constitution Avenue shall be determined and plans updated as applicable.
8. The angle of the existing pipe entering SMH looks to be problematic and shall be corrected, as applicable.
9. Provide a statement that list and described “green” building components and systems (Per Section 2.5.3.1A).
10. Names, addresses and telephone numbers of all professionals involved in the site plan design should be provided on Title Sheet.
11. Applicant to provide completed Site Plan Application checklist noting the location (Sheet/Note) of each required item.
12. The Department of Public Works shall review and approve the drainage/stormwater design prior to Planning Board review.
13. The sprinkler utility room and exterior access shall be shown on the plans.
14. Trees shall be removed from the easement area on the Landscape plans.

.....

**III. ADJOURNMENT**

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

.....

Respectfully submitted,

Jane Shouse  
Administrative Assistant  
Planning Department