

## MINUTES

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

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

2:00 PM

FEBRUARY 5, 2019

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department and Robert Marsilio, Chief Building Inspector

**MEMBERS ABSENT:** n/a

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#### I. APPROVAL OF MINUTES

A. Approval of minutes from the December 4, 2018 and January 2, 2019 Site Plan Review Technical Advisory Committee Meetings.

Mr. Eby moved to approve the minutes from the December 4, 2018 TAC Meeting, seconded by Mr. Britz. The motion passed unanimously.

Mr. Cracknell moved to approve the minutes from the January 2, 2019 TAC Meeting, seconded by Mr. Britz. The motion passed unanimously.

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#### II. OLD BUSINESS

A. The application of **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting Site Plan approval to construct a 2-story building for religious assembly with a footprint of 3,880 s.f. and Gross Floor Area of 5,333 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.

The Chair read the notice into the record.

#### DISCUSSION AND DECISION OF THE BOARD

Mr. Britz moved to postpone the application to the March 5, 2019 TAC Meeting, seconded by Mr. Desfosses. The motion passed unanimously.

B. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan approval for the redevelopment of the properties into a mixed use development, including 40,000 s.f. +/- retail/office space, 325 residential apartment units; Proposed Residential Building A: 23,800 s.f. footprint and 177,000 Gross Floor Area; Proposed Residential Building B: 21,000 s.f. footprint and 141,000 Gross Floor Area, and 23 townhomes; Proposed Townhome Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District.

The Chair read the notice into the record.

### DISCUSSION AND DECISION OF THE BOARD

Mr. Eby moved to postpone the application to the March 5, 2019 TAC Meeting, seconded by Mr. Desfosses. The motion passed unanimously.

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### III. NEW BUSINESS

A. The application of **Service Credit Union, Owner and City of Portsmouth, Applicant**, for property located at **3003 Lafayette Road**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots and a proposed new right-of-way as follows: Lot 1 as shown on Assessor Map 291 decreasing in area from 764,798 s.f. to 627,374 s.f. with 570' of continuous street frontage on Lafayette Road; and Lot 1-1 as shown on Assessor Map 291 decreasing in area from 1,179,324 s.f. to 1,163,825 s.f. with 980' of continuous street frontage on Lang Road; and Proposed Lot 1-2 on Assessor Map 291 with 74,148 s.f. and 294.83' of continuous street frontage on a proposed new right-of-way connecting Longmeadow Road and Lang Road with an area of 78,775 s.f. Said properties are located in the Gateway Corridor (G1) District and the Garden Apartment/Mobile Home Park (GA/NH) District.

The Chair read the notice into the record.

### SPEAKING TO THE APPLICATION

Mr. Desfosses introduced the project. It is a City project that will be completed in collaboration with the State. Federal funding will be used to construct the road. This will clear up the Lang Road problem. The City has hired Tighe and Bond to do the design. The State is requiring the City to take the land in fee, so a subdivision approval is required. After TAC this application will go to the Planning Board and then through state permitting.

Patrick Crimmins and Neil Hanson with Tighe and Bond spoke to the application. Mr. Crimmins noted that the City retained land for the future development of a driveway in the back when the Credit Union was constructed. They own the front parcel and the parcel to the rear. The roadway design will provide a 300 foot radius to create a connection and improve the traffic. This will divert traffic from Lang Road over to the Long Meadow intersections. It is a subdivision that involves two existing parcels and it will be creating a third smaller parcel for the storm water. The roadway will be cutting off a piece of land and creating a separate parcel.

Mr. Hanson added that there will be a right turn only heading toward the Downtown. The conceptual roadway design plan was submitted to the DOT. They provided comments, which have already been addressed in the plans. The road is a 333 foot radius. All of the turning movements accounted for tractor trailer trucks. The radius can accommodate a fire truck and there is a gravel shoulder that can accommodate the tractor trailers. An application for an AOT permit has been submitted. The storm water pond will be used for the roadway treatment. There are a number of drainage easements and a turning radius easement that is part of the plan.

Mr. Desfosses added that representation from the Credit Union was there if there were questions. Mr. Desfosses noted that the road would be Lang Road through the intersection, then it would be Long Meadow Road. Mr. Howe confirmed that was fine.

Ms. Walker questioned if this was a lot line and subdivision application or just a lot line application. Mr. Crimmins responded that it was a subdivision of the lot with the storm water parcel.

Mr. Howe requested that the fire hydrant be moved to the opposite side of the road where the Stonecroft apartments were. Mr. Hanson confirmed that was fine.

Mr. Britz questioned what happened in the corner where the new Long Meadow Road has the 90 degree corner. It looks like the road continues. Mr. Desfosses responded that it would be gated off and when something is developed, then it would be opened. Mr. Britz noted there should be something there. Mr. Hanson responded that there is an arrow sign and an advanced warning sign as well. Ms. Walker noted that if and when that lot gets developed then that corner will have to be addressed.

Ms. Walker questioned if the Committee was comfortable with Lang Road being a turn onto another road. Mr. Eby responded yes because it wouldn't change the existing home addresses. Mr. Cracknell added that it may make sense to bring Lang Road down to Long Meadow Road in the future if it only impacts one property.

## **PUBLIC HEARING**

The Chair asked if anyone else was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

## DISCUSSION AND DECISION OF THE BOARD

Mr. Cracknell moved to **recommend approval** to the Planning Board, seconded by Mr. Britz with the following stipulation:

- Applicant to consider feasibility of moving the fire hydrant to the other side of the road.

The motion passed unanimously.

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## IV. ADJOURNMENT

Mr. Cracknell moved to adjourn the meeting at 2:14 pm, seconded by Mr. Desfosses. The motion passed unanimously.

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Respectfully submitted,

Becky Frey,  
Acting Secretary for the Technical Advisory Committee