

ACTION SHEET

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

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

2:00 PM

APRIL 30, 2019

MEMBERS PRESENT: Juliet Walker, Chairperson, Planning Director; Jillian Harris, Planner 1; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Pat Howe, Fire Department; Eric Eby, Parking and Transportation Engineer, Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector.

MEMBERS ABSENT: None.

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I. APPROVAL OF MINUTES

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

The minutes from the April 2, 2019 meeting were unanimously approved.

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II. OLD BUSINESS

A. ~~Voted to postpone this application to the next regularly scheduled TAC meeting on March 5,~~ 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 redevelopment of the properties into a mixed use development, including 44,000 s.f. +/- retail/office space, 250 residential apartment units; Proposed Residential Building A: 37,330 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 28,200 s.f. footprint and 110,170 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 Neighborhood Mixed Use Corridor (G1) District.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on June 4, 2019.~~Voted to postpone this application to the next regularly scheduled TAC meeting on March 5,~~

2019.

B. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 58,583 s.f. with 840 ft. of street frontage and Lot 2 becomes 42,779 s.f. with 610 ft. of street frontage Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.

Voted to **recommend approval** to the Planning Board.

C. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Site Plan approval to construct a 4-story commercial building with a footprint of 19,900 s.f. and gross floor area of 74,000 s.f. with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.

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

Stipulations to be completed prior to submission of plans for Planning Board

1. Applicant shall work with DPW to finalize the location and design of the lighting conduit layout.
 - a. Lighting locations shall be reviewed for consistency throughout the Plan set.
2. A detail shall be added for the north end light foundation system.
3. The plans shall be updated to show that Drain Man Hole (DMH) 1098 shall be replaced and the backflow device shall be accessible from inside of that structure.
4. A note shall be added to the Site Plan and the Landscaping Plan that all trees planted are to be installed under the supervision of City of Portsmouth DPW using City standard installation methods.
5. The applicant shall participate in a meeting with the Planning and DPW Departments prior to coordinate the following TAC recommendations:
 - a. Applicant shall overlay and/or provide final pavement and striping for Vaughn and Raynes as part of this project per DPW specifications.
 - b. Applicant shall provide fair share contributions for sewer improvements, Russell St intersection improvements, and the Maplewood Avenue Complete Street improvement project (in particular the Deer and Maplewood intersection)
 - c. Plans shall be reviewed and updated for consistency with the Maplewood Avenue Complete Streets Project Plans
6. Sheet C-102.3 shall be revised to show a minimum 16' width wherever there is a two-way driveway aisle for the underground parking.
7. Plans shall include details on the screening of the existing and proposed transformer and dumpster areas.
8. Per requirements of Section 10.5A46.10 (footnote 4) of the City's Zoning Ordinance, the sidewalk on Raynes Avenue, Vaughn Street, and Maplewood Avenue shall be a minimum of 10-feet wide plus an additional two feet for each additional story of building height above three stories.

- 9. The Incentives to Development Standards dimensional requirements shall be added to the table on Sheet C-102.
- 10. Water lines shall be sleeved from outside the foundation wall to the water room.
- 11. Basement level egress locations shall be revised per the comments of the Fire Department.
- 12. Actual locations of utility lines to the site to be approved by the City of Portsmouth DPW.
- 13. The Landscape Plan shall be updated as follows
 - a. The tree species (all 3) should be indicated on the plans (consistent with the Maplewood Ave Complete Streets Project, see 5c above).
 - b. The material for the landscape planter and seat walls shall be granite
 - c. A detail showing the color and material specifications for the sidewalk and pedestrian alley pavers shall be provided.
 - d. The concrete unit pavers edging the proposed driveway to the underground parking shall be shown on the plan.

Stipulations of Planning Board approval to be completed prior to issuance of a building permit

- 14. The applicant shall provide updated plans to the City indicating sewer lateral locations prior to the City's planned sewer upgrades in spring 2019.
- 15. Actual locations of utility lines to the site shall be approved by the City of Portsmouth DPW prior to construction.
- 16. Final water service size and location shall be coordinated with the Building Drawings and DPW prior to construction.
- 17. The applicant shall enter into a Prospective Development Incentive Agreement (PDIA) with the Planning Department per the requirements of Section 10.5A46.23(3).
- 18. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
- 19. A temporary support of excavation (SOE) plan shall be prepared by the applicant's contractor to confirm any temporary encumbrances of the City's right-of-way.
- 20. The proposed loading zone shall be reviewed by the Parking & Traffic Safety Committee for recommendation to City Council.

The Committee also **recommended approval** of the waiver from Section 9.3(6) of the Site Plan Review Regulations regarding the dumpster location.

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III. ADJOURNMENT

A motion to adjourn at 2:48 p.m. was made, seconded and passed unanimously. ~~A motion to adjourn~~

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Respectfully submitted,

Tracy Gora
Administrative Assistant
Planning Department