SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

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

2:00 PM **NOVEMBER 5, 2019**

ACTION SHEET

MEMBERS PRESENT:	Juliet Walker, Chair, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector
MEMBERS ABSENT:	Patrick Howe, Fire Department
ADDITIONAL STAFF PRESENT:	Jillian Harris, Planner 1 and Ray Pezzullo, Assistant City Engineer

I. APPROVAL OF MINUTES

A. Approval of minutes from the October 1, 2019 Site Plan Review Technical Advisory Committee Meeting.

The October 1, 2019 minutes were unanimously approved.

II. OLD BUSINESS

A. The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 2.7 acres (116,591 s.f.) and 1,635 +/- ft. of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 90,096 s.f. and 1,120 ft. +/- street frontage and proposed Lot 2 with an area of 26,495 s.f. and 515 ft. +/- of street frontage. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. LU #19-211.

The Committee voted to postpone this request until the Tuesday, December 3, 2019 TAC meeting.

B. The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting Site Plan Review approval for the construction of a new 22-unit residential apartment building with a footprint of 7,440 s.f. and 28,727 s.f. GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. LU #19-211.

The Committee voted to postpone this request until the Tuesday, December 3, 2019 TAC meeting.

C. The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 105 on-site parking spaces where a minimum of 175 are required. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. LU #19-211.

The Committee voted to recommend approval of this request to the Planning Board.

III. NEW BUSINESS

A. The application of the **Roman Catholic Bishop of Manchester, Owner**, for property located at **98 Summer Street** requesting Site Plan Review approval to create a new parking lot following demolition of an existing building, with associated site improvements, grading, stormwater management and landscape improvements. Said property is shown on Assessor Map 137, Lot 1 and lies within the General Residence C (GRC) District.

The Committee voted to recommend approval of this request to the Planning Board with the following stipulations:

1. The LEFT TURN ONLY sign proposed for Winter Street shall be changed to a NO RIGHT TURN sign. A left arrow should also be painted on the driveway throat of the parking lot.
2. A NO PARKING HERE TO CORNER sign shall be installed 20 feet from the back edge of the sidewalk on Austin Street and Winter St.
3. The existing sewer and water connections from the school need to be abandoned properly.
4. The “Green Statement” shall be revised per comments from TAC.
5. The lighting plan shall be updated to include the ability for parking lot lights to be timed for dimming at certain times of day.
6. The landscaping plan shall be updated to provide an all-season landscaped buffer at the Winter and Austin Street end to screen the parking lot from abutters.
7. Applicant should include details on how parking for church patrons will be managed to encourage use of the parking lot and to reduce impact on the neighborhood streets.

B. The application of **Francis Delbene and Gwyn Burdell, Owners**, for property located at **32 Union Street** requesting Site Plan Review approval for the addition of a third dwelling unit on the lot, to be constructed on the top floor of a new accessory garage structure with a footprint of 784 s.f. and 1,280 s.f. GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 145, Lot 29 and lies within the General Residence C (GRC) District

The Committee voted to recommend approval of this request to the Planning Board with the following stipulations:

1. The sewer lateral should be shown as 6” in the ROW.
2. A waiver for overhead electric utilities would be supported by TAC because of future street improvements that may necessitate moving this pole.
3. The gas line should run directly to the structure in a straight line square to the main.

IV. ADJOURNMENT

The meeting was adjourned at 4:11 pm.

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Respectfully submitted,

Tracy Gora
Administrative Assistant
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