

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

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

2:00 PM

FEBRUARY 4, 2020

MINUTES

MEMBERS PRESENT: Juliet TH Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT: Nicholas Cracknell, Principal Planner

ADDITIONAL

STAFF PRESENT: None

I. APPROVAL OF MINUTES

A. Approval of minutes from the January 7, 2020 Site Plan Review Technical Advisory Committee Meeting.

The minutes from the January meeting were approved.

II. OLD BUSINESS

A. The application of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Site Plan Review approval for the construction of 18 residential townhomes in 5 structures with a footprint of 15,880 s.f. and 47,252 GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 292, Lot 151-1 and lies within the Single Residence B (SRB) District.

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

To be completed prior to Planning Board submission:

1. Applicant shall update the truck turning plan to confirm there is no conflict with parked vehicles;
2. The turnaround shall be a minimum of 20' in width and 47'10" in length and the turning radius shall be confirmed to comply with Fire Department standards;
3. The proposed sidewalk connection to Lafayette Road should be extended around the radius to directly align with the opposite sidewalk to Ocean Road
4. The three parallel spaces shall be posted as visitor spaces.

5. Applicant shall provide details of the proposed fencing on the perimeter of the property and shall indicate where the fencing will be located on the property.

To be incorporated as a stipulation of approval for Planning Board:

1. Design of drainage systems shall be subject to final review by the third party reviewer and approval by DPW.
2. The final water services plan shall be reviewed and approved by DPW Water Division.
3. The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.
4. A stormwater maintenance and inspection report shall be conducted annually and provided to the City's Planning and Public Works Departments.
5. Efforts should be made to protect the mature trees on the site that are adjacent the limit of work. Snow fencing shall be installed along the dripline prior to construction.
6. All as-built plans and plans provided for recording to the City shall be in the coordinate system required by the Site Plan Review regulations.
7. Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

B. The application of **DPF 1600 Woodbury Avenue, LLC, Owner**, for property located at **1600 Woodbury Avenue** requesting Amended Site Plan Review approval to upgrade the existing shopping center with new and additional signage, a new driveway entrance off of Woodbury Avenue, and repurposing of the former supermarket space to separate retail space and new grocery space with accessory café/food court. Said property is shown on Assessor Map 238 Lot 16 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

The Committee voted to **postpone** this request until the next regularly scheduled TAC meeting.

C. The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road** requesting Conditional Use Permit approval for an Open Space Planned Unit Development according to the requirements of Section 10.725 of the Zoning Ordinance and Site Plan Review approval for the construction of 22 single-family homes and a new road with related parking, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District.

The Committee voted to **postpone** this request until the next regularly scheduled TAC meeting.

III. NEW BUSINESS

A. The application of **LCSG, LLC, Owner**, for properties located at **160 and 168-170 Union Street** requesting Site Plan Review approval for the construction of a new single family residence and separate building with a 4-bay garage and an apartment above on a site where a duplex currently exists resulting in a total building footprint of 3,106 s.f. and 8,117 new GFA with associated site improvements, grading, utilities, lighting, stormwater management and

landscape improvements. Said properties are shown on Assessor Map 135 Lots 30 and 29 and lie 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. Plans shall be updated to show that water and sewer lines for the previously demolished structure will be terminated at the respective mains;
2. Correct error showing two sewer connections to 160 Union Street;
3. Plans shall be reviewed with DPW Water Division to verify water service requirements;
4. Plans shall be revised to show that the water line going to the building in the rear goes into a heated space and a meter shall be required at that location. Space must be reasonably large enough to work on meter (24" wide, 30" high);
5. Fire service supply shall be added to the utilities plan;
6. A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted to the City's Planning and Public Works Departments;
7. The installation of the drainage connection to the street shall require the oversight of City staff or a third party engineer.

B. The application of **Richard Fusegni, Owner**, for property located at **201 Kearsarge Way** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 47,062 s.f. and 205' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 15,482 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 15,856 s.f. and 100.2' of continuous street frontage; and Proposed Lot 3 with an area of 15,723 s.f. and 82.84' of continuous street frontage Said property is shown on Assessor Map 218 Lot 5 and lies within the Single Residence B (SRB) District.

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

1. The driveway to 5-2 shall be shifted as far from the intersection with Kearsarge Way as possible;
2. The drainage for the houses shall be incorporated into the back yard areas where they can be maintained without impacting the portion of the property designated to be a conservation area;
3. Plans shall show 2" water main being abandoned;
4. Birch Street is to be reclaimed and reconstructed to City Standards;
5. Owner shall provide easement to turn around in driveway of 5-2 for plowing/city access;
6. Add location of gas, electric, and communication lines to plan;
7. Applicant shall provide more detail about how the conservation restriction area is proposed to be monumented to prevent future encroachment and clearing by the lot owners;
8. Street addresses shall match the driveway locations;
9. Driveway radii on Kearsarge Way shall be tightened.

C. The application of **4 Amigos, LLC, Owner**, for properties located at **1400 Lafayette Road, Peverly Hill Road and 721 Peverly Hill Road** requesting Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning

Ordinance and Site Plan Review approval for the construction of a 53-unit Garden and Townhouse Style residential development consisting of 6 structures with a combined total footprint of 37,775 s.f. and 122,000 GFA with associated grading, lighting, utilities, stormwater management, landscape improvements and community space Said properties are shown on Assessor Map 252 Lots 7, 4 & 5 and lie within the Gateway Neighborhood Mixed Use Center (G2) District.

The Committee voted to **postpone** this request until the next regularly scheduled TAC meeting.

IV. ADJOURNMENT

The meeting adjourned at 4:44 pm.