

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

Remote Meeting Via Zoom Conference Call

to access by web <https://zoom.us/join>

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Meeting ID 412761414

Password 010773

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8 and Executive Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

2:00 PM

APRIL 7, 2020

ACTION SHEET

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; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT:

ADDITIONAL

STAFF PRESENT: Jillian Harris, Planner 1 and Ray Pezzullo, Assistant City Engineer

I. APPROVAL OF MINUTES

A. Approval of minutes from the March 3, 2020 Site Plan Review Technical Advisory Committee Meeting.

The minutes were approved.

II. OLD BUSINESS

A. 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 **refer this request to the Planning Board** with the following stipulations:

Conditions of approval to be completed prior to submission to Planning Board:

- 1) Applicant shall overlay landscape plans with utility plans, check for conflicts and revise as necessary;
- 2) Applicant shall modify water main per the sketch provided by DPW separately;
- 3) Street name sign to be added to plan that is compliant with MUTCD and DPW standards;
- 4) Gas is shown on utility plan as deepest utility. Typical depth is 3'. Applicant to update plans as required by DPW;
- 5) Sheet C-34, Buried Gate Valve Detail shall be updated to show anchor tees with gate valves. Same detail, note 1 does not apply to this detail, note 2 is incorrect. Valve to open right;
- 6) Water Service Connection Detail says type K copper services, plan says CTS, please specify properly and update. If CTS, tracer wire will be required;
- 7) Add note to hydrant, 'hydrant to open right';
- 8) Specify NH standard frame and grate for catch basins;
- 9) Water main shall be DI, PVC shown on detail is not approved and shall be updated;
- 10) Gravel selects should extend at least 24" past EOP because road is so narrow;
- 11) Details for retaining walls along the roadway need to be designed and stamped by PE and submitted for review;
- 12) Applicant shall add a note to the Lighting Plan that roadway lighting shall be dark sky friendly and lighting details shall be updated accordingly;
- 13) Stormwater maintenance plan and cleaning report need to be submitted yearly to the DPW and Planning Department. Applicant shall include a note on the plan for this requirement;
- 14) Extent of guardrail to be used shall be shown clearly and plans shall call out where guardrail locations are required. Plans shall specify requirements per AASHTO;
- 15) Move the stop sign and stop bar to 10 feet from the edge of Banfield Road;
- 16) There appears to be a tree in the path of the fire truck turning path at the intersection with the first internal cross street. The landscape plans and the fire truck turning path plans should be overlaid to determine if there are any other locations where conflicts may occur;
- 17) See separate comments provided by peer reviewer (CMA) for drainage system. Final sign off from peer review is required for the drainage system design;
- 18) Sewer design plan shall be submitted and shall include percolation test data as required by TAC. Third party review and approval is required for the design prior to submission to Planning Board;
- 19) Applicant shall provide documentation that an analysis of the habitat crossings proposed are the preferred design versus a bridge crossing as previously discussed with TAC;
- 20) Applicant shall update plans to fully align the two common access driveways at the front end of the development.

Conditions to be included in Planning Board approval:

- 21) Utilities and storm drainage to be overseen by third party during construction;
- 22) Hydrant maintenance plan shall be provided;
- 23) ECO Passage Grates to be reviewed every 5 years for compliance with H2O loading by NH PE, report to be submitted to DPW. Applicant shall submit Condominium documents that outline this requirement subject to final review and approval by DPW, Planning, and Legal Departments.

B. **POSTPONED** The application of **Richard Fusegni, Owner**, for property located at **1574 Woodbury Avenue** requesting a Conditional Use Permit for a drive-through facility in accordance with Section 10.440 (19.40) of the Zoning Ordinance and Site Plan Review Approval for the construction of a new retail bank with parking, utilities, landscaping, lighting, drainage and associated site improvements. Said property is shown on Assessor Map 238 Lot 17 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. **POSTPONED**

This application was **postponed** until the next regularly scheduled TAC meeting.

III. NEW BUSINESS

A. The application of **Bonza Buildings, LLC, Owner**, for property located at **41 Salem Street** requesting Site Plan Review Approval to demolish the existing single-family residence and construct 3 new dwelling units, with related grading, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 Lot 31 and lies within the General Residence C (GRC) District.

The Committee voted to **refer this request to the Planning Board** with the following stipulations:

1) Plans shall be updated as follows:

- Show existing sewer service on Existing Conditions plan and reuse as directed by DPW;
- Revise water service line sizes to be 1”;
- Provide individual water and fire services for unit 2 – 4” main with services from the main as discussed at TAC;
- Provide water service for unit 3 as discussed at TAC;
- Move proposed catch basin out of new driveway downhill so that it is in the curbed area, but 45 degree bend on underdrain to do this;
- Make sure drip edge is at least 12” wide than edge of eave;
- Add note to plans that street to be milled and paved to repair the disturbed areas of Salem St one year after utilities are completed;
- Add required note for existing water service to be capped at the main;
- Add note to plans that any damage to existing sidewalks to be repaired to DPW satisfaction;
- Replace drain pipe from CB2 to CB3 with new 15” PE pipe at intersection of McDonough and Salem;
- New drain pipe in Salem St should be sized at 12”;
- Crushed stone bedding for drain pipes shall have soil separation fabric between stone and sand blanket;
- Use NH standard frame and grate for basins;
- Use Ergo XL hinged cover marked “Drain” for DMH(s);
- Provide sewer service details showing 6” PVC services with wyes cut into main and patched back in with pvc repair couplings (no rubber ‘Fernco’ couplings allowed);

- On profile view: a) Raise proposed drain main in Salem Street so it is not in conflict with sewer; b) Existing 6" DI water is likely shallower than depicted; c) Gas main is likely shallower than depicted, to be confirmed with DPW.

2) Landscape Plan to be updated as described to TAC to make sure any plantings at corner of driveway are less than 3.5 feet tall so that they do not block sight lines of drivers exiting onto Salem Street.

3) Landscape Plan to be updated to match site plan for building footprint and style.

4) Proposed building designs to be reviewed with Planning Department for further guidance on architectural design and abutter concerns regarding building height.

IV. ADJOURNMENT

The meeting adjourned at 4:06 pm.