

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

Remote Meeting Via Zoom Conference Call

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, as extended by Executive Order 2020-10, and Emergency 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

AUGUST 4, 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; Mark Newport, Police Captain; 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 July 7, 2020 Site Plan Review Technical Advisory Committee Meeting.

The minutes from the July meeting were approved with the amendment to remove Ray Pezzullo as being present.

II. OLD BUSINESS

A. **REQUEST TO POSTPONE** The application of **Clipper Traders, LLC, Portsmouth Hardware and Lumber, LLC, Owners and Iron Horse Properties, LLC, Owner and Applicant**, for properties located at **105 Bartlett Street and Bartlett Street** requesting Site Plan Review approval for the demolition and relocation of existing structures and the construction of 174 dwelling units in two (2) multi-family apartment buildings and one (1) mixed-use building with first floor office, amenity space and upper story apartments and associated community space, paving, lighting, utilities, landscaping and other site improvements. Said properties are shown on Assessor Map 157 Lot 1 and Lot 2 and Assessor Map 164 Lot 1 and 4-2 and lie within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Districts.

REQUEST TO POSTPONE

The Committee voted to **postpone** this application to the next TAC meeting.

B. 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.

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

1. Move notes 1-3 on Cover Sheet to sheet C-2;
2. Move notes 4-6 on Cover Sheet to LP-1;
3. Address the requirements stated in section 10.835.40 of the Zoning Ordinance related to traffic capacity and safety for Planning Board approval of the conditional use permit;
4. Submit a waiver request related to the Drive-Through Facilities requirements for the Site Plan review regulations require that a Traffic Impact Study must be completed (see Section 3.6.3);
5. Submit a waiver request for the requirement that stacking lanes and spaces be provided as required by Section 3.6.2 of the Site Plan Review regulations;
6. On Sheet C-2, add a note that a separate sign permit will be required for any proposed signage listed in the "Signage Table";
7. Provide a detail of the dumpster screening consistent with the requirements of Section 10.1132 of the Zoning Ordinance;
8. Adjust the proposed dumpster location to be a minimum 20' from the abutting lot line per the Site Plan Review regulations or submit a waiver request for consideration by the Planning Board;
9. Provide the dimensions of the proposed bike rack pad and distance from the building;
10. Modify bike rack detail on CD-1 for to be consistent with the City's preferred standard;
11. Remove penalty sign under the handicap parking sign(s);
12. Directional signs at driveways should be placed no closer than 15 feet to plaza drive aisle, to avoid blocking sight lines for drivers exiting bank driveways into plaza drive aisle;
13. Proposed CDS Stormwater Unit needs to be a separate stand-alone unit that is not located over the existing drainage pipe;
14. Provide site specific details in the plan set (Sheet CD-2) for the CDS unit including site specific data requirements, model number, dimensions. Note should be added to the plans indicating the responsible party for maintenance and maintenance requirements;
15. Indicate where the "doghouse manhole" is intended to be located;
16. Indicate where "pipe connection to existing manhole detail" shown on Sheet CD-2 is proposed;
17. Building sewer lateral should be 6 inch diameter pipe;
18. Review proposed building sewer lateral with DPW to confirm if it could be installed with fewer cleanouts.

C. The application of **3201 Lafayette Road, LLC, Owner**, for property located at **0 Lafayette Road** requesting Site Plan Review approval to add 6 manufactured homes for display, 1 temporary manufactured home with office space and utility connections and boat or trailer storage with associated site improvements. Said property is shown on Assessor Map 291 Lot 8 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

The Committee voted to **recommend approval** of this application to the Planning Board as presented.

D. **REQUEST TO POSTPONE** The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Site Plan Review approval for improvements associated with the expansion of an existing chiropractor office and residence, to remove an existing asphalt driveway and replace it with a 1,169 s.f. pervious paver driveway, add 583 s.f. of grading work for landscaping and drainage, and add a 384 s.f. shed with a ramp in the rear of the property. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District. **REQUEST TO POSTPONE**

The Committee voted to **postpone** this application to the next TAC meeting.

III. ADJOURNMENT

The meeting adjourned at 2:25 pm.