

**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 2020-24, 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

JANUARY 5, 2021

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: None

ADDITIONAL

STAFF PRESENT: Jillian Harris, Planner 1

I. APPROVAL OF MINUTES

A. Approval of minutes from the December 1, 2020 Site Plan Review Technical Advisory Committee Meeting.

The December meeting minutes were approved.

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 item to the next TAC meeting.

B. The application of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** requesting preliminary and final subdivision approval to subdivide a lot with an area of 137,549 s.f. and 414.15 of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264.15 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District.

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

1. A note shall be added to the plan that if the Fire Department requires fire suppression in these homes, the Engineer of record shall review the water service(s) shown and show that this design will be sufficient for pressure and flow.
2. The applicant should update the plans to show two separate lines as approved by DPW.
3. The plans should note an easement to the City to access the valves, leak detection and metering for water service.
4. The drainage for the shared driveway should be upgraded to provide infiltration or some other approved method of treatment.
5. Plans should clearly delineate where the public ROW is proposed to end and the private street ROW to begin.
6. The plan label should be updated to "Street" rather than "Drive" and the applicant should include the proposed name of the street for consideration by the Planning Board.
7. Plans should be updated to correct the right side of the bar scale as it is mislabeled. It reads 20 but should be 30.
8. Plans shall be updated to correct driveway access and turnarounds. The upper driveway is short and connects to the main drive at an odd angle. It will be difficult for vehicles to enter or exit the garage closest to the retaining wall.
9. The applicant should request a waiver from the Planning Board for the road and right-of-way width as it is less than the required minimum in the subdivision regulations.
10. A road maintenance agreement should be provided for Planning Board review.

III. NEW BUSINESS

A. The application of **Donahue Realty Trust, Owner**, for property located at **272 Ocean Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval for 2 lots as follows: Lot 3 on Assessor Map 282 decreasing in area from 89,709 s.f. to 47,874 s.f., with a 8,928 s.f. portion and the entirety of the remaining lot located in the Town of Greenland. The existing access will be maintained but will be replaced with an easement. Said property is shown on Assessor Map 282 Lot 3 and lies within the Single Residence A (SRA) District.

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

1. Water services should be rerouted to travel in front of the proposed septic and into the left side of the proposed house location into the basement. The water line needs to be 1" the whole way

from the main to the house. City records indicate that the existing service stub from the main to the curb stop is 1" now but this needs to be verified on site. Water department personnel should be there to verify this on connection day.

2. Ocean Road is a state highway, so a driveway permit may be needed from the NHDOT. At a minimum, the applicant should discuss with the DOT to determine need for permit.

3. Plans shall note that either fire suppression is required for future home or that the driveway shall be at least 20' wide.

IV. ADJOURNMENT

The meeting adjourned at 2:46 pm.