

**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

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; Mark Newport, Police Captain; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT:

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.

Mr. Cracknell moved to approve the December 1, 2020 Site Plan Review Technical Advisory Committee Meeting, seconded by Mr. Britz. The motion passed unanimously.

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

Mr. Desfosses moved to **postpone** this item to the next TAC meeting, seconded by Mr. Britz. The motion passed unanimously.

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.

SPEAKING TO THE APPLICATION

Mike Garapee and Scott Frankenwitz spoke to the application. Mr. Garapee reviewed the comments that were submitted by TAC members.

TAC Comments:

1. If the Fire Department is going to require fire suppression in these homes, the Engineer of record will likely need to review the water service(s) shown and show that this set up will be sufficient for pressure and flow. The applicant may need to install two separate lines or a larger main in from Martha's Terrace. The Water Department will need an easement to access the valves, leak detection and metering. Final determination of the water services will need to be determined.
 1. Mr. Garapee questioned if DPW preferred them to have one large waterline or two separate ones in the private right of way. Mr. Desfosses responded that it depended on what the fire department would need. The applicants would need to be able to prove there was enough water for fire suppression. Mr. Garapee responded that they can specify what was required. Mr. Desfosses commented that it was probably better to have their own 2-inch CTS services if adequate to provide fire suppression. The applicant would need to do a flow test to determine what is needed. The condition can't be fulfilled until that is determined. Ms. Walker commented that it should be resolved before the application goes to Planning Board because it may impact the utility design. Mr. Garapee responded that the design would include 1 or 2 water service lines along roadway. Mr. Howe questioned how far the nearest hydrant was from the rear of the building. Mr. Frankenwitz responded that it was about 585 feet.
2. The drainage for the shared driveway needs to be treated. There is currently no treatment shown. This was requested in the last iteration. The applicant is detaining, not treating. This detention area should be upgraded to provide infiltration or some other approved method of treatment.
 1. Mr. Garapee responded that they were proposing a sediment bay in the pond to handle treatment.
3. If this is proposed as a private street, please clearly delineate where the public ROW is proposed to end and the private street to begin.
 1. Mr. Garapee responded that it is proposed to be a privately maintained street. Anything off of Martha's Terrace will be private. Ms. Walker commented that it should

be a proposed private street not private drive. Mr. Desfosses added that the plan needed to delineate where the private right of way starts.

4. Provide access and utility easement across lot 11-1 to get to lot 11.
 1. Mr. Garapee responded that they do have easements.
5. The right side of the bar scale is mislabeled. It reads 20 but should be 30.
 1. Mr. Garapee responded that was mislabeled and would be corrected.
6. The upper driveway is short and connects to the main drive at an odd angle. Will be difficult for vehicles to enter or exit the garage closest to the retaining wall.
 1. Mr. Garapee responded that they could make some adjustments to that prior to the Planning Board. Mr. Cracknell commented that the turnaround doesn't work for either house. Mr. Garapee responded that they could make adjustments.

Mr. Cracknell questioned what would happen if the potential leach field locations did not work. Mr. Garapee responded that they have done test pits that show there is suitable soils. There is flexibility to come back with adjustments during the permit time for the final grading of the houses. Ms. Walker commented that TAC would like to know the positions of the driveways. Mr. Garapee responded that they could confirm the driveways and street location prior to Planning Board. The house location design and leach field may shift going into the building permit. Ms. Walker commented that it was not clear where the driveway starts and the road ends. Mr. Garapee responded that the plan has the limit of the right of way. There is a turnaround at the end of the right of way and that is the end of the road. That's where the shared drive begins.

Mr. Howe commented that it was required to have a hydrant within 600 feet of the furthest building. That may factor into the water line design. Mr. Desfosses commented that it should be one 2-inch service for each house with two valves one for fire and one domestic.

Ms. Walker commented that they need to request a waiver for the width of the road. Mr. Desfosses questioned if there was a plan for storm water treatment. Mr. Frankenwitz responded that there will be curbing along the side. There will be a small sediment bay to collect in the pond and then spill over into the discharge. Mr. Desfosses commented that they should put a rain garden in the detention area. Mr. Frankenwitz confirmed that would be added.

Ms. Walker commented that the road name should be included in the request to the Planning Board. Mr. Garapee responded that the dedicated right of way will stay where it is, but the plan will delineate between the public and private maintenance. Ms. Walker commented that the road has never been accepted by the City. It will be a private right of way and co-owned by the lots.

PUBLIC HEARING

The Chair asked if anyone was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to **recommend approval** of this request to the Planning Board, seconded by Mr. Cracknell 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.

The motion passed unanimously.

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.

SPEAKING TO THE APPLICATION

John Chagnon from Ambit Engineering spoke to the application. The application is for a lot line relocation to move the property line forward and to the north east. There is a gated off access that is used as an emergency exit. There will be an easement for continued use of that access. The lot has land in Greenland now, so they have also applied to the Greenland Planning Board. The applicant wishes to build a house on this lot. The lot has had a house in the past. They did try to go to the ZBA to get a variance to extend the commercial use, but that was not granted. The owner has decided to sell with a house on the lot. The septic has been approved by the State. It will be a three-bedroom house and they will use the existing driveway.

TAC Comments:

1. Updates are recommended for the water service. As shown, its construction will be under the lot line, through the 48" tree's roots and into the garage. It should be rerouted to travel in front of the proposed septic and into the left side of the house 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.
 1. Mr. Chagnon responded that the septic requires a 25-foot setback to the waterline. The plan is to reuse the existing tap. They will abandon that and put in a new tap for the lower water service. Mr. Desfosses commented that they could reuse the existing tap but should go up the left side not the right. Then they can rejoin closer to the house. Mr. Chagnon commented that would add significant footage to the line. Mr. Desfosses responded that it probably would not add too much. It would be more expensive to abandon the existing service. Mr. Chagnon confirmed that was acceptable.
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.
 1. Mr. Chagnon responded that they were fine with that if it was a condition of approval. It's an active driveway that used to have a house on the lot. There should not be any problems. Ms. Walker noted that just reaching out to DOT at this point would be sufficient.

Mr. Howe commented that the door of the proposed house would not be within 50 feet of the fire lane, so it would need to be sprinkled. Ms. Walker questioned if they could move the house. Mr. Chagnon responded that the edge of pavement to the landing is 50 feet from the driveway. The drive is close to 20 feet wide and 160 feet long. Mr. Howe responded that if the driveway is 20 feet wide, then that would be acceptable.

Mr. Chagnon commented that the second lot was serviced by a separate entrance. Mr. Cracknell requested more information on how the two parcels were laid out and the purpose of the back lot. Mr. Chagnon responded that the back lot will be kept as the Boise facility. They have their own driveway. There is a grade change between Boise and the back lot.

PUBLIC HEARING

The Chair asked if anyone was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Howe moved to **recommend approval** of this request to the Planning Board, seconded by Mr. Cracknell 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.

The motion passed unanimously.

IV. ADJOURNMENT

Ms. Walker adjourned the meeting at 2:46 p.m.

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Respectfully submitted,

Becky Frey,
Acting Secretary for the Technical Advisory Committee