



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

November 2, 2018

Edward Hayes & Doug Pinciario
Portsmouth Lumber and Hardware
105 Bartlett Street
Portsmouth, NH 03801

Philip Kingman
Boston and Maine Corporation
Iron Horse Park
High Street
North Billerica, MA 01862

RE: Subdivision Application for Property Located at 105 Bartlett Street

Dear Mr. Hayes, Mr. Pinciario and Mr. Kingman:

The Technical Advisory Committee, at its regularly scheduled meeting of October 30, 2018, considered your request for Preliminary and Final Subdivision approval to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot as follows:

- (1) Proposed Lot #1 having an area of 20,667 ± s.f. (0.4747 ± acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952 ± s.f. (1.1927 ± acres) and 80.91' of continuous street frontage on Bartlett Street and 386.88' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003 ± s.f. (2.3417 ± acres) and 809.23' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781 ± s.f. (1.4183 ± acres) and 481' ± of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435 ± s.f. (4.0733 ± acres) and 297.42' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621 ± s.f. (1.5983 ± acres).

Page two.
Re: 105 Bartlett Street
November 2, 2018

- (7) Map 164 Lot 4 reducing in area from 13 ± acres to 4.7 ± acres and having 75'± of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'± on Bartlett Street to 105'± of continuous street frontage on Bartlett Street.

As a result of said consideration, the Committee voted to **recommend Site Plan approval** with the following stipulations:

Conditions to be completed prior to Planning Board submission

All of these revisions shall be reviewed and approved by the Planning Department and Public Works Department prior to final submission to Planning Board. The Planning Department shall manage the review process by staff.

1. Lot 5 shall have an accessible ADA parking space identified.
2. The proposed access easements to benefit Lot 3 across Lots 1 and 2 shall be eliminated. Access to Lot 3 shall be via the proposed subdivision road only.
3. The street name sign detail on Sheet D2 shall be updated to current MUTCD standards, with only the first letter capitalized.
4. Applicant shall provide a letter from Eversource confirming how electricity service will be provided and the potential extent of impacts to the surrounding neighborhood in order to extend service. These impacts shall be known prior to subdivision approval.
5. The plans shall be updated to show existing and proposed utilities servicing each lot. The plans should also identify where cross easements may be required to provide service connections that run across multiple lots. Services shown shall include sewer, gas, water, storm drainage, power, communications and access. A new water main shall be provided under the proposed road and a note shall be added to the plans that service lines for Lots 4 and 5 shall be relocated to the new line once operational. A note shall be added to the plan that water line sizing shall be based on the outcome of the Water Capacity Analysis.
6. The sewer easement shall be revised to continue across the proposed cul-de-sac area continuously. The sewer easement shall be shown independent of the roadway and shall follow the sewer line for its entirety.
7. The applicant shall verify that the location of the proposed sidewalk along the subdivision road is buildable as shown. Any required relocating of utilities shall be noted and provided for.
8. Where parking spaces are located along existing buildings on Lot 2, the plans shall be revised to add breaks in the landscaping or other mechanisms to improve pedestrian connections to existing building entrances.
9. The subdivision plan for Lot 4 shall include a note verifying that landscaping shall be maintained to provide adequate line of sight from the driveway.

10. Working with the Planning Department, the applicant shall agree to specified time frames for the transfer of ownership and completion of proposed improvements to be incorporated into conditions subsequent as described below.
11. Easements that are to be relocated or to remain shall be documented on the proposed easement plan
12. Easement plans shall be updated to include provision of a water access easement and road access easement to benefit City. Draft deeds shall be submitted for Planning Board review.

Conditions Precedent (to be completed prior to the recording of the subdivision)

1. As the applicant does not anticipate recording the final plat prior to construction of the road and utilities, the final subdivision approval shall require a subdivision bond adequate for the completion of these improvements. All improvements shall be completed within the specified time frame agreed upon prior to Planning Board approval.

Conditions Subsequent (to be completed after recording of the subdivision)

1. If future development is proposed on the lots on the roadway, the placement and orientation of the angled parking spaces along the roadway may need to be adjusted. This will be reviewed during the Site Plan Review approval process.
2. The applicant shall coordinate with the City's consultant to complete a Water Capacity Analysis using the City's capacity modeling and shall modify the water service design as required. The private water line that currently feeds lots 4 and 5 shall be either replaced or abandoned depending on the outcome of the Study. All modifications shall be reviewed and approved by the DPW.
3. Any future development of Lot 5 may require modifications and relocation of the gas line. Any modifications shall be reviewed and approved by the City through the Site Plan Review process.
4. As the applicant is seeking this subdivision approval as a condition of final acquisition of the property from PanAm, a condition of final approval of the subdivision by the Planning Board shall be that the transfer of ownership from PanAm to the applicant shall occur within the specified time frame agreed upon prior to Planning Board approval.
5. Final design and construction of the road and utility improvements shall be subject to wetland conditional use permit approval and all applicable state and federal permits.
6. Proposed easements to the City shall be reviewed and approved by the Planning and Legal Departments prior to final adoption by the City Council.
7. Final road design and materials shall be reviewed and approved by the DPW prior to construction. Any modifications to the design that result in a revised layout from that approved by Planning Board shall require amended subdivision approval.

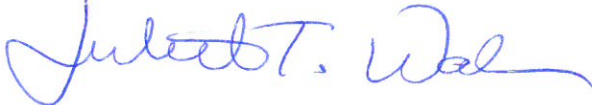
Page four.
Re: 105 Bartlett Street
November 2, 2018

8. Applicant shall provide documentation of ownership rights and responsibilities for the private road to be constructed.

This matter will be placed on the Planning Board Agenda for **Thursday, November 15, 2018** at 7:00 pm. Twelve (12) copies of revised plans and/or exhibits (two full size sets and nine 11"X17" size sets) must be filed in the Planning Department no later than **Tuesday, November 6, 2018**. Please remember to include a CD with a pdf of all exhibits.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,



Juliet T. H. Walker, Planning Director
Chair of the Technical Advisory Committee
JTHW/jms

cc: Robert T. Marsilia, Building Inspector
John Chagnon, P. E., Ambit Engineering
Stephen G. Pernaw, PTOE
R. Timothy Phoenix, Esq.