

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**APRIL 1, 2014**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Patrick Howe, Fire Inspector, Fire Department; Aaron Goodwin, Police Department and Michael Schwartz, Captain, Police Department

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**I. OLD BUSINESS**

A. The amended application of **2422 Lafayette Road Associates, LLC**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District. (This application was postponed at the March 4, 2014 TAC meeting).

Voted to **recommend Amended Site Plan approval** with the following stipulations:

1. Replace the culvert across the Water Country drive with an adequately sized culvert during Water Country's off season, and repair the drive.
  2. Dredge and replace the swale on Constitution Avenue to drain water off site to the satisfaction of the City of Portsmouth Department of Public Works.
  3. Show a minimum of 7' of sidewalk width along the new retail building.
  4. The driveway paving shall extend out to Constitution Avenue.
  5. A \$15,000 contribution to the NHDOT for mitigation for additional traffic shall be payable to the State as directed by the Director of Public Works.
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B. The application of **Carol S. and Joseph G. McGinty, Owners**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 30,000 s.f. to 28,363 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 24 on Assessor Map 170 increasing in area from 181,725 s.f. to 183,362 s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.) (This application was postponed at the March 4, 2014 TAC meeting).

Voted to **postpone Preliminary and Final Subdivision (Lot Line Revision) approval** to the next regularly scheduled TAC meeting on April 29, 2014.

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C. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, and **Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into five separate lots ranging in size from 15,500 s.f. (0.36 acre) to 352,414 s.f. (8.09 acres), and all with a minimum of 100 ft. of continuous frontage on the proposed public right-of-way. Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the March 4, 2014 TAC meeting).

Voted to **postpone Preliminary and Final Subdivision (Lot Line Revision) approval** to the next regularly scheduled TAC meeting on April 29, 2014.

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D. The application of **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Owners**, and **Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a rain garden of which a portion is within the wetland buffer, with 3,120 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 170 as Lot 24 and lies within the Single Residence B (SRB) District. (This application was postponed at the March 4, 2014 TAC meeting).

Voted to **postpone Conditional Use Permit approval** to the next regularly scheduled TAC meeting on April 29, 2014.

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E. The application of **The Aphrodite Georgopolous Revocable Trust of 1999, Owner, and Seacoast Trust, LLP, Applicant**, for property located at **1900 Lafayette Road**, requesting Site Plan approval to construct two medical office buildings: (1) a 2-story building with a footprint of 12,150 s.f. and gross floor area of 21,000 s.f. plus a 10' x 60' MRI coach, and a proposed 2,050 s.f. future MRI addition to the building; and (2) a 2-story building with a footprint of 10,000 and gross floor area of 20,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 8 and lies within the Office Research (OR) District. (This application was postponed at the March 4, 2014 TAC meeting)

Voted to **postpone Site Plan approval** to the next regularly scheduled TAC meeting on April 29, 2014.

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F. The application of **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 4 having 87,153 ± s.f. (2 acres) and 201.36' ± of continuous street frontage on Lang Road.
- b. Proposed Lot 4-1 having 405,342 ± s.f. (9.31 acres) and 384.05' ± of continuous street frontage on Lang Road.
- c. Proposed Lot 4-2 having 177,434 ± s.f. (4.07 acres) and 100' ± of continuous street frontage on Lang Road.
- d. Proposed Lot 4-3 having 140,181 ± s.f. (3.22 acres) and 310.87' ± of continuous street frontage on Lang Road.

Said lot is shown on Assessor Plan 287 as Lot 4 and lies within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. (This application was referred to TAC by the Planning Board at the January 23, 2014 Planning Board Meeting and postponed at the March 4, 2014 TAC meeting)

Voted to **recommend Preliminary and Final Subdivision approval** with the following stipulation:

- 1. All drainage and driveway easements shall be subject to review and approval by the City Legal Department prior to the recording of the subdivision plan.

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**II. NEW BUSINESS**

A. The application of **7 Islington Street, LLC, Owner**, for property located at **40 Bridge Street**, requesting a second one year extension of Site Plan Approval to construct a 4 story 5,450 s.f. (footprint) mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Site Plan Approval for this project was originally granted on April 19, 2012, and a one-year extension was granted on February 21, 2013. Said property is shown on Assessor Map 126 as Lot 52 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **recommend a second one year extension of Site Plan approval** with the following stipulations:

1. Sewer Capacity Use surcharge data shall be submitted to DPW.
2. The applicant shall prepare a Construction Management and Mitigation Plan for review and approval by the City Manager.
3. The gate to the transformer shall be locked at all times except during maintenance activities.
4. As part of a time certain guarantee, the applicant shall provide a letter of credit to the City, in an amount determined by DPW, to be used on September 1, 2015 to overlay the street if this project has not been completed.
5. The applicant shall revise the Site Plans to include the necessary conduit in a location determined and approved by DPW as part of the sidewalk replacement, so that if the City decides to put streetlights on that side of the street the conduit will be in place.

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B. The application of **Searay Realty, LLC, Owner, and Public Service Company of New Hampshire, Applicant**, for properties located at **445 Route 1 By-Pass, off Borthwick Avenue and off Barberry Lane**, requesting Site Plan Approval to demolish an existing substation and two existing buildings, construct a new substation including a 12,250 s.f. gravel area with associated equipment and poles, and construct an adjacent mobile substation; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lots 2, 2A, 3 & 7-7 and lies within the Office Research (OR) District

Voted to **recommend Site Plan approval** with the following stipulations:

1. The wetland buffer enhancement area shall not be mowed more than once a year.
2. Any invasive species in the wetland buffer enhancement area shall be removed.
3. The applicant shall investigate screening options for the abutters to the rear for the Planning Board to consider in its deliberation.
4. That a black vinyl fence, or a suitable alternative, shall be substituted to provide better aesthetics, as determined by the Planning Board.
5. The contractor will locate the existing sewer connection to see if it can be reused; if not, the applicant shall work with DPW for the placement of the new sewer connection.
6. The applicant is required to obtain a driveway permit from NHDOT.

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C The application of **Portwalk HI, LLC and Hanover Apartments, LLC, Owner**, for property located at **195 Hanover Street** (Portwalk, Phase III), requesting Amended Site Plan Approval for 25 itemized revisions including, but not limited to, increased floor area for restaurant, residential and retail uses; reduced number of off-street parking spaces; relocation, addition and removal of various doors; addition of gas regulator and enclosure and planters along Deer Street; modified screen wall along Maplewood Avenue; relocation of transformers on parking deck; addition of 4<sup>th</sup> grease trap on Portwalk Place; and addition of access controls to both parking levels; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District.

Voted to **recommend amended Site Plan approval** with the following stipulations:

1. An agreement, including a picture and profile showing exactly what is required from PSNH, to be reviewed and approved by the Planning Director, shall be executed by PSNH to assure that they will build exactly what was approved.
2. The HDC shall review the new door at the back of the expanded restaurant, to the right of the lower level of the parking garage, as well as all other similar doors, which may swing out onto the sidewalk, for safety concerns; also, the door shall be used for emergency egress only and subject to review to determine whether a new license from the City Council is required.
3. A stop bar for vehicles exiting onto Portwalk Place from the garage shall be added to the plans.
4. The applicant shall be responsible for the milling, overlay and paving of Maplewood Avenue from the railroad tracks to the stop bar at Congress Street, including traffic loops, traffic detours, striping, paving, drill depths, all to be completed to City standards and under the supervision of DPW.
5. The capacity use surcharge shall be recalculated based on the reconfigured restaurant, hotel and retail space.
6. The proposed 4,600 s.f. restaurant shall have a Portwalk Place address and the exterior fire alarm devices and the knox box shall be relocated to the correct location at the new door, as approved by the Fire Department.
7. The design engineer shall certify that all changes have been shown on the plans.

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D. The application of **319 Vaughan Street Center, LLC, Owner**, and **3S Artspace, Applicant**, for property located at 319 Vaughan Street, requesting Amended Site Plan Approval to remove and revise exterior architectural elements, revise emergency egress at the rear of the building, remove all seating walls, revise patios at gallery entrance and rear, revise transformer location, and revise grading at entrance and rear, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

Voted to **recommend amended Site Plan approval** with the following stipulations:

1. The architectural renderings shall be removed from the plan set.
  2. The two street light locations shall be provided to David Desfosses, of DPW, immediately.
  3. The street lights shall be placed on the curbline, and not on the back of the sidewalk.
  4. The sidewalk shall be 7' wide.
  5. Landscaping or other screening shall be added to break up the view of the back of the building. One potential solution would be to plant a large tree at the rear corner of the site.
  6. A cleanout shall be added on the effluent line for the grease trap where it elbows.
  7. A note shall be added to the plans that the existing domestic water line shall be abandoned.
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E. The application of **Harborcorp, LLC, Owner**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Site Plan Approval for a proposed 5-story mixed use development with a footprint of 66,315 ± s.f. and gross floor area of 375,741 ± s.f., including a hotel/event center with 128,700 s.f. of event center space and 98 hotel rooms, 14 residential condominiums, a 40,660 s.f. retail supermarket, and 580 parking spaces (417 spaces in a garage structure and 163 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **postpone Site Plan approval** to the next regularly scheduled TAC meeting on April 29, 2014.

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**III. ADJOURNMENT** was at approximately 4:40pm.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary