

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

NOVEMBER 4, 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; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Captain, Portsmouth Police Department

I. OLD BUSINESS

A. 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 63,000 ± s.f. and gross floor area of 327,900 ± s.f., including a hotel/event center with 103,700 s.f. of event center space and 96 hotel rooms, 14 residential condominiums, a 40,000 s.f. retail supermarket, and 540 parking spaces (390 spaces in a garage structure and 150 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. (This application was postponed at the September 30, 2014 TAC meeting)

Voted to **postpone** Site Plan Approval to the December 2, 2014 TAC meeting.

B. The application of **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, requesting Site Plan approval for the construction of a single family dwelling on a vacant lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 148 as Lot 1 and lies within the General Residential A (GRA) District. (This application was postponed at the September 30, 2014 TAC meeting)

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

1. The applicant must apply for and receive a Stormwater Drainage Permit from DPW, which may require additional mitigation efforts. It should show the same layout of the drains but may modify the elevations of the drains so that the baseline flow to the City system is not impacted; and any modification to the approved permit should be on file at the Planning Department.
2. The utility pole location (that is currently shown inside the new driveway) is the responsibility of the owner.
3. Driveway permits need to be granted for both the new and existing lot.
4. A note shall be added to the Lot Line Adjustment & Merger Plan regarding the 19' setback requirement which was a condition of their BOA approval.

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II. NEW BUSINESS

A. The application of **Public Service Company of New Hampshire, Owner**, for property located on **Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane; Northern Utilities, Inc., Owner**, for property located at **139 Barberry Lane; HCA Health Services of NH, Inc., Owner**, for property located on **Borthwick Avenue**; and **the City of Portsmouth, Owner**, for property located on **Borthwick Avenue**, requesting Site Plan approval to: (1) construct a 10,000 \pm s.f., 10' x 10', gravel switch yard with associated equipment and structures, 8' chain-link fence, gravel access way, retaining wall and paved driveway apron and (2) install a 2,250 \pm linear foot 115 kV transmission line from the proposed switch yard on Borthwick Avenue to the substation on the Route 1 By-Pass, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 234 as Lots 1, 2, 3, 7-4A, 7-7, and 7-3 and lie within the Office Research (OR) District and Municipal (M) District

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

1. The driveway and sidewalk details shall be approved by DPW and inspected upon construction.
2. The vegetation along Borthwick Avenue shall be moved out of the right-of-way to provide ample clearance for a sidewalk or pedestrian trail for future use.
3. The applicant shall identify the location of the sewer line crossing for protection during construction and a note shall be added to the Site Plan "shallow sewer line, protect while crossing".
4. Any damage to the sewer line shall be replaced by the applicant.
5. A turning template shall be added to the Site Plan to confirm ample space for cars to back out of the parking spaces by the gate.
6. PSNH has indicated that they have no objection to working with the City on the possibility of using this corridor as a bicycle/pedestrian path in the future.
7. Prior to the issuance of a building permit, the applicant shall confirm whether the existing easement is adequate for the construction of the switch station on City property or whether a new easement needs to be prepared and approved by the City Legal Department.

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III. ADJOURNMENT was had at approximately 4:25 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary