

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

FEBRUARY 3, 2015

**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; Raymond Pezzullo, Assistant City Engineers; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Deputy Fire Chief; and Mark Newport, Portsmouth Police Department

A. The application of **Merton Alan Investments, LLC, Owner** and **Robert Graham, Applicant**, for property located on **Bartlett Street and Cate Street**, requesting Site Plan Approval for a proposed 3-story office building with a footprint of 10,000 ± s.f. and gross floor area of 30,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 165 as Lot 1 and lies within the Industrial (I) District. (This application was postponed at the December 30, 2014 TAC meeting.)

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

1. The site plans shall be revised as follows:
 - a. Revise the lot corner at the Cate/Bartlett intersection to provide for intersection improvements as part of the redesign of Cate Street.
 - b. Increase the width of the sidewalk along Cate Street from 5.5 feet to 6 feet.
 - c. Provide the City with a sidewalk plowing easement adjacent to the sidewalk.
 - d. Add a direct pedestrian connection from the Cate Street sidewalk to the front door of the building.
 - e. Adjust the accessible ramp at the driveway entrance so that it is oriented across the driveway rather than toward Cate Street.
 - f. Provide a planting plan for the rain garden on the Bartlett Street side of the property, to be reviewed by the Planning Department prior to the Planning Board meeting.
 - g. Show a potential location for an external grease trap if one should be needed in the future.
 - h. Define the limits of the required land transfers and easements necessary to implement the proposed site plan and roadway improvements, including review of the area that is proposed to be transferred by the City to the applicant for driveway construction.
2. The applicant shall review the lighting plan to ensure that there will be no light trespass onto neighboring residential properties, and to prevent glare perceptible to persons on such residential properties.

3. The applicant shall work with the Department of Public Works on the final redesign of Cate Street and on an appropriate sharing of costs for the work (or shall do the work in conjunction with the proposed project).
4. The applicant shall enter into a Memorandum of Agreement with the City regarding land transfers and easements necessary to implement the proposed site plan and roadway improvements, and cost sharing for the improvements to Cate Street.

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B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and Lot 1-8B and lie within the Office Research (OR) District. (This application was postponed at the December 30, 2014 TAC meeting.)

Voted to **postpone** to the March 3, 2015 TAC meeting.

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II. NEW BUSINESS

A. The application of **Rye Corner Gas, LLC, Owner**, for property located at **1150 Sagamore Avenue, Two Wentworth House Road LLC, Owner**, for property located at **2 Wentworth House Road**, and the **Bean Group, Applicant**, requesting Site Plan Approval for the demolition of an abandoned gas station and a single family dwelling and the construction of an 8,000 s.f. professional office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 201 as Lots 21 and 22 and lies within the Mixed Residential Business (MRB) district.

Voted to **postpone** to the March 3, 2015 TAC meeting.

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B. The application of **Rye Port Properties, Owner**, and **Charter Foods North LLC, Applicant**, for property located at **2299 Lafayette Road**, requesting Site Plan Approval to construct a 50-seat, 2500 s.f. Taco Bell Restaurant with drive thru, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lot 10 and lies within the Gateway district.

Voted to **postpone** to the March 3, 2015 TAC meeting.

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C. The application of **Dale W. and Sharyn W. Smith, Owners**, and **Richard Green, Green & Company Real Estate, Applicant**, for property located at **275 Islington Street**, requesting Site Plan Approval for a proposed residential development consisting of 14 dwelling units in 5 buildings with a total footprint of 10,874 ± s.f., including 27 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 as Lot 8 and lies within the Central Business B (CBB) district and the Historic District.

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

1. The site plans shall be revised as follows:
 - a. The Islington Street sidewalk shall be 8 feet wide.
 - b. The end units on Islington Street (at the corners of Cornwall and Rockingham Streets) shall include roof gutters that drain to the closed drainage system.
 - c. The number of parking spaces on Islington Street shall be reduced to 6, with 20 feet of clearance (or as close as possible) from each intersection.
2. The plans are subject to DPW review of the drainage system and any recommendations, which may include replacing the 6" drain line in Cornwall Street.

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III. ADJOURNMENT was had at approximately 4:15 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary