

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

NOVEMBER 5, 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; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Portsmouth Fire Department

I. OLD BUSINESS

A. The application of **Amba Realty, LLC, Owner**, for property located at **806 Route 1 By-Pass**, requesting Site Plan Approval to expand the first floor of an existing building by 5,150 ± s.f. (footprint and gross floor area) for proposed retail use and add a new second floor with 4,450 ± s.f. (footprint and gross floor area for proposed office use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lot 43 and lies within the Business (B) District. (This application was postponed at the September 29, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on December 1, 2015.

B. The application of **Pauline M. Dowd, Owner**, and **Norwich Investments, LLC, Applicant**, for property located at **288 Peverly Hill Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into five lots, all with frontage on a private driveway/cul-de-sac, as follows:

1. Proposed Lot 1 having an area of 222,316± sq. ft. (5.10 acres);
2. Proposed Lot 2 having an area of 348,938± sq. ft. (8.01 acres);
3. Proposed Lot 3 having an area of 15,178 ± sq. ft. (0.35 acres);
4. Proposed Lot 4 having an area of 15,046± sq. ft. (0.35 acres); and
5. Proposed Lot 5 having an area of 15,051± sq. ft. (0.35 acres)

Said property is shown on Assessors Map 255 as Lot 8 and is located in the Single Residence A (SRA) District which requires a minimum lot size of 1 acre (43,560 sq. ft.) and 150 ft. of continuous street frontage. (This application was postponed at the September 29, 2015 TAC meeting.)

Application was **withdrawn** by the applicant.

II. NEW BUSINESS

A. The application of **Borthwick Forest, LLC, KS Borthwick, LLC, Atlantic Star Communications, HCA Realty, Inc., and Jackson Gray Condominium Association, Owners**, for property located **off Islington Street and Borthwick Avenue**, requesting Preliminary and Final Subdivision Approval as follows:

1. To consolidate the following four lots:
 - a. Lot 25 as shown on Assessor Map 241 having an area of 22.807 ± acres,
 - b. Lot 26 as shown on Assessor Map 241 having an area of 4.927 ± acres,
 - c. Lot 113 as shown on Assessor Map 233 having an area of 13.815 ± acres,
 - d. Lot 112 as shown on Assessor Map 233 having an area of 0.732 ± acre;
 and to re-subdivide the consolidated lot into two new lots and a public right-of-way as follows:
 - a. Proposed Lot “25/26” having an area of 25.523 ± acres and 979.37 ± feet of continuous frontage on a proposed street,
 - b. Proposed Lot “112/113” having an area of 15.404 ± acres and 981.09 ± feet of continuous frontage on a proposed street,
 - c. Proposed City right-of-way having an area of 1.354 ± acres.
2. For a Lot Line Revision, to create a public right-of-way, as follows:
 - a. Lot 2-2 as shown on Assessor Map 240 decreasing in area from 4.978 ± acres to 4.584± acres with 571.58 feet of continuous frontage on Borthwick Avenue,
 - b. Lot 7-4A as shown on Assessor Map 234 decreasing in area from 9.085 ± acres to 8.639 ± acres with 1,127.14 ± feet of continuous frontage on Borthwick Avenue,
 - c. Proposed City right-of-way having an area of 0.840 ± acre.
3. For a Lot Line Revision, to create a public right-of-way, as follows:
 - a. Lot 114 as shown on Assessor Map 233 decreasing in area from .404 ± acres to 0.261 ± acre, with 116.54 feet of continuous frontage on Islington Street,
 - b. Proposed City right-of-way having an area of 0.143 ± acre.

The application also proposes to relocate and dedicate to the City as public rights-of-way two separate 60-foot rights-of-way across land owned by the Boston & Maine Railroad, which in conjunction with the above subdivision and lot line revisions will result in a new City street between Borthwick Avenue and Islington Street with a total length of 1,830 ± lf and a total right-of-way area of 2.642 ± acres. Said properties are located in the Office Research (OR) District which requires a minimum lot size of 3 acres and 300’ of continuous street frontage and Lot 114 as shown on Assessor Map 233 is in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100’ of continuous street frontage.

Voted to **postpone** to the next regularly scheduled TAC meeting on December 1, 2015.

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B. The application of **HCA Realty, Inc., Owner**, for property located **off Borthwick Avenue**, and **Jackson Gray Condominium Association**, for property located at **330 Borthwick Avenue**,, requesting Site Plan Approval for the reconfiguration of an existing parking area and construction of a roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 234 as Lot 7-4-A and Assessor Map 240 as Lot 2-2 and lie within the Office Research (OR) District.

Voted to **postpone** to the next regularly scheduled TAC meeting on December 1, 2015.

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C. The application of **955 Sagamore Realty Trust, Owner**, for property located at **955 Sagamore Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 64,600 ± s.f. (1.48 acres) and 141.82' of continuous street frontage on Sagamore Avenue and 171.49' of continuous frontage on Sagamore Grove; and
2. Proposed lot #2 having an area of 22,500 ± s.f. (.5163 acres) and 107' of continuous street frontage on Sagamore Grove.

Said property is shown on Assessors Map 201 as Lot 1 and is located in the Waterfront Business (WB) district which requires a minimum lot size of 20,000 s.f. and 100' of continuous street frontage.

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

- (1) The owner shall rehabilitate the Sagamore Grove pavement after construction is complete, with the limits to be determined by DPW based on the amount of disturbance during removal of the septic system tanks and construction of the water main.
- (2) The Sagamore Grove roadway shall be widened, following either Option A or Option B as shown on the plans (including recording of an easement if Option B is selected), before an occupancy permit is issued for the new house.
- (3) The water line shall be provided as shown on the plans unless a suitable alternative is determined by the City Engineer.
- (4) Access for the residents of Sagamore Grove shall be maintained at all times.

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D. The application of **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 1 consisting of 5,022 s.f. and 63.35' of street frontage.
- b. Proposed Lot 2 consisting of 5,301 s.f. and 68.50' of street frontage.
- c. Proposed Lot 3 consisting of 4,965 s.f. and 43.23' of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 40.94' of street frontage.

Said lot is shown on Assessor Map 138 as Lot 48 and lies within the Mixed Residential Business (MRB) where a minimum of 7,500' of lot area and 100' of street frontage is required and also within the Office Research (OR) District where a minimum of 3 acres of lot area and 300' of street frontage is required.

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

- (1) Inconsistencies among the plan sheets – in particular, the Subdivision Site Plan (Sheet C2) and the Landscape Plan (Sheet LA-1.0) – shall be resolved, including (a) the location and height of the existing fence at the rear property line, (b) whether the existing fence is proposed to remain, and (c) whether the portion of the brick patio at the rear of Lot 2 is proposed to remain or be removed.
- (2) The sidewalk design shall follow the City standard which includes asphalt aprons.
- (3) The approval of the site plan is dependent upon re-approval of the variances by the Zoning Board of Adjustment.

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E. The application of **Wayne Semprini, Owner**, for property located at **1 Fairview Drive**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

- a. Proposed lot #1 having an area of 15,388 ± s.f. (0.3533 acres) and 79.97’ of continuous street frontage on Fairview Drive; and
- b. Proposed lot #2 having an area of 14,052 ± s.f. (0.3226) and 134’ of continuous street frontage on Woodbury Avenue and 57’ of continuous street frontage on Fairview Drive.

Said property is shown on Assessor Map 219 as Lot 26 and is located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100’ of continuous street frontage.

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

- (1) The driveways for both Lots 1 and 2 shall be off Fairview Drive.
- (2) The easements for the sewer lines and proposed drain lines shall be granted and approved by the City Attorney.
- (3) The utility connections for Lot 2 (and Lot 1, if reconstructed) shall be approved by the City Engineer.
- (4) Lot 2 shall have a Fairview Drive address.
- (5) Final Subdivision Approval shall not be granted until the Zoning Board of Adjustment has granted the required variance for lot area.

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III. ADJOURNMENT was had at approximately 3:40 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary