

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

MARCH 1, 2016

**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; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Portsmouth Fire Department; Frank Warchol, Acting Deputy Police Chief; Robert Marsilia, Chief Building Inspector

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 February 2, 2016 TAC meeting.)

Voted to postpone Site Review to the next regularly scheduled TAC meeting on April 5, 2016.

B. 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. (This application was postponed at the February 2, 2016 TAC meeting.)

Voted to postpone Preliminary & Final Subdivision review to the next regularly scheduled TAC meeting on April 5, 2016.

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C. 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. (This application was postponed at the February 2, 2016 TAC meeting.)

Voted to postpone Site Review to the next regularly scheduled TAC meeting on April 5, 2016.

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D. The application of the **City of Portsmouth, Owner**, and **Prescott Park Arts Festival, Applicant**, for property located on **Marcy Street (Prescott Park)**, requesting Site Plan Approval to demolish the existing stage and sound booth and replace them with a new 3,145 s.f. stage with a deck and a 45' high canopy, and a new 8' x 8' sound booth, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lots 1, 3-2 and 3-5 and lies within the Municipal (M) District and the Historic District. (This application was postponed at the February 2, 2016 TAC meeting.)

Voted to postpone Site Review to the next regularly scheduled TAC meeting on April 5, 2016.

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E. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Site Plan Approval for the partial demolition of two existing retail buildings, the construction of a proposed 4-story, 94-unit residential building with a footprint of 28,700 ± s.f. and gross floor area of 112,550 ± s.f., the construction of a 1-story 2,000 ± s.f. restaurant and a 1-story 5,920 ± s.f. retail building, and reconfiguration of the existing parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District. (This application was postponed at the February 9, 2016 TAC meeting.)

Voted to postpone Site Review to the next regularly scheduled TAC meeting on April 5, 2016.

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II. NEW BUSINESS

A. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30-46 Maplewood Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 34,887 ± s.f. (0.8009 acres) and 194.56' of continuous street frontage on Maplewood Avenue, 102.71' of continuous street frontage on Hanover Street, 313.32' of continuous frontage on Bridge Street, and 46.61' of continuous street frontage on Deer Street; and
2. Proposed lot #2 having an area of 21,798 ± s.f. (.5004 acres) and 159.97' of continuous street frontage on Maplewood Avenue and 147.98' of continuous street frontage on Deer Street.

Said property is shown on Assessors Map 125 as Lot 2 and is located in the Character District 4 (CD4), Historic District and Downtown Overlay District (DOD). Minimum required lot area is 2,000 s.f.

Voted to postpone Preliminary & Final Subdivision review to the next regularly scheduled TAC meeting on April 5, 2016.

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B. The application of **Paul E. Berton Living Trust and Jane A. Ewell Living Trust, Owners**, for property located at **482 Broad Street**, requesting Site Plan Approval for the demolition of a single family home and the construction of three proposed 2-story townhouses, with a footprint of 4,996 ± s.f. and gross floor area of 8,364 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 221 as Lot 63 and lies within the General Residence A (GRA) District.

Voted to recommend Site Plan approval with the following stipulations:

1. The Stormwater Management Plan and maintenance requirements for the rain garden and infiltration basin shall be included in the condominium documents filed with the Rockingham County Registry of Deeds.
2. A 4-inch deep swale shall be added on the north side of the driveway, from the building to the street, to prevent drainage onto the abutting property.
3. A note shall be added regarding how to cut and cap the existing water and sewer services.
4. All water and sewer connections must be witnessed by the City Water Department.
5. Water, sewer and drainage permits will be required from the Department of Public Works.
6. The mill and pave area on Broad Street shall extend up and down the street at least 6 feet from the sewer work.
7. The asphalt mix designs in the public street must be approved by the Department of Public Works.
8. Final paving shall be done after one complete winter season.
9. The Memorandum of Understanding between Paul Berton and Residents of Broad Street and Pinehurst Street shall be incorporated as part of this approval.
10. Appropriate markings shall be provided at the street side to indicate that Units 2 and 3 are to the rear.

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III. ADJOURNMENT was had at approximately 2:25 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary