

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

SEPTEMBER 3, 2019

ACTION SHEET

MEMBERS PRESENT: Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT: Juliet Walker, Chair, Planning Director

ADDITIONAL STAFF PRESENT: Jillian Harris, Planner 1 and Ray Pezzullo, Assistant City Engineer

I. APPROVAL OF MINUTES

A. Approval of minutes from the August 6, 2019 Site Plan Review Technical Advisory Committee Meeting.

The August 6, 2019 minutes were unanimously approved.

II. OLD BUSINESS

A. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan approval for the redevelopment of the properties into a mixed use development, including 22,000 s.f. +/- retail space, 22,000 s.f. +/- office space, 250 residential apartment units; Proposed Residential Building A: 4-stories, 132 units, 24,850 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 4-stories, 118 units, 21,350 s.f. footprint and 110,170 Gross Floor Area, and 23 townhouses; Proposed Townhome Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, and 510 parking spaces with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District. (This application was postponed at the July 2, 2019 TAC meeting.)

The Committee voted unanimously to recommend approval to the Planning Board with the following stipulations:

- The crosswalk across Bartlett Street is very long and has very limited sight lines as it is close to the RR bridge abutment. Move back if possible.

- The ped crossing signs at station 4+40 and 6+50 are not needed, as the flashing beacons are only 100 feet further ahead and in plain sight. Likewise with the signs at station 13+60
- Stop signs on the multi-use path at the old Cate Street intersection will be needed, unless the vegetation can be trimmed back to provide adequate sight lines.
- NO MOTOR VEHICLES signs should be posted on the MUP at its intersection with old Cate Street.
- The Advisory 25 mph signs are not needed with the Reverse curve signs, if the curves are designed for 25 mph.
- The crosswalks at the intersection of Cate and Bartlett need rapid flashing beacons due to the curves and limited sight lines.
- The stop sign on Bartlett should be moved back to 30 feet from the stop line for better visibility. The stop ahead sign should also be moved back to about station 20+50.
- Any W3-1a signs should be W3-1 instead.
- What is the 12" square LED module on the flashing beacon detail?
- CS-201 shows a crosswalk leading into parking spaces about 160 feet from the Bypass. That is not allowed per ADA.
- Stop signs should be placed at the crosswalks near the Pet Zone.
- Water easement to 172/2 must be through the lot to the source of the water in the City ROW.
- ROW easement for same property should match proposed driveway configuration.
- Sewer connection for the same lot needs a formal easement.
- Lot 165/1 needs ROW and water easements from lot line to Cate St.
- All gas lines must be at least 3' from other utilities (except crossings).
- In the provided inspection and maintenance plan Appendix A "Invasive Plant Control" it calls out the use of herbicides to control vegetation. Please remove this section or clarify. Article 10 section 10.1018.25 of our Zoning Ordinance states the following: The use of pesticides or herbicides is prohibited in a wetland or wetland buffer, except that application of pesticides by a public agency for public health purposes is permitted.
- The community space exhibits should be updated as the wide pedestrian sidewalk included does not meet the definition for location between the building façade and public right of way. The area of "Park/common" designated for snow storage should also be removed from the community space calculations.
- The applicant shall work with DPW to satisfactorily address any forthcoming comments from the Water System Analysis Report and Flow Assessment Report expected in the next week for final water and sewer sizes.
- Final site plan review approval is contingent upon confirmation that all previous plan changes from the Technical Advisory Committee have been incorporated successfully.

B. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Preliminary and Final Subdivision approval to reconfigure six (6) lots comprised of 10.37 acres and a city right-of-way to three (3) lots with a new city right-of-way as follows: Assessor Map 163, Lots 33 and 34, Assessor Map 165, Lot 2, Assessor Map 172, Lot 1 and Assessor Map 173, Lot 2 to become Proposed Parcel A consisting of 260,789 s.f. and 940.14 ft. of frontage on a new proposed right-of-way, Proposed Parcel B consisting of 126,500 s.f. and 226.72 ft. of frontage on

U.S. Route 1 Bypass, Proposed Parcel C consisting of 52,813 s.f. and 441.89 ft. of frontage on a new proposed right-of-way consisting of 139,622 s.f. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District. LU #19-18.

The Committee voted unanimously to recommend approval to the Planning Board as presented.

III. NEW BUSINESS

A. The application of **Andrew Marden, Owner** for property located at **60 Elwyn Drive** requesting preliminary and final subdivision approval to subdivide one lot into two (2) lots as follows: Lot 22 as shown on Assessor Map 113 decreasing in area from 6,400 s.f. to 3,457 s.f. with 50' of continuous street frontage on Elwyn Avenue; and proposed lot 22-1 as shown on Assessor Map 113 with 2,943 s.f. in area and 50' of continuous street frontage on Sherburne Avenue. Said property is show on Assessor Map 113 as Lot 22 and lies within the General Residence A (GRA) District. LU #19-113.

The Committee voted unanimously to recommend approval to the Planning Board with the following stipulations:

- The site leader in the locus box points to the wrong location.
- Need to fill in the curbing and sidewalk on Sherburne.
- Driveway must be located on site and meet the minimum standards in the zoning ordinance.

B. The application of the **City of Portsmouth, Owner** for property located at **680 Peverly Hill Road** requesting Site Plan Review approval for the construction of recreation playing fields with associated lighting, parking, restrooms, stormwater management infrastructure, utilities and other site improvements. Said property is shown on Assessor Map 254 as Lot 8-1 and lies within the Municipal (M) District. LU #19-169.

The Committee voted unanimously to recommend approval to the Planning Board with the following stipulations:

- Plan to be updated to show Directional signage added in area of roundabout per MUTCD standards.
- No parking sign to be included in front of the 8' wide handicap access aisle in the parking lot.
- Plan to be updated to show a minimum 20' drive aisle un-impacted by parking access for emergency vehicles.

C. The application of **The Michael J. Quinn Revocable Trust, Owner** for property located at **55B Market Street**, requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where a minimum of three are required for two dwelling units over 750 s.f. Said property is shown on

Assessor Map 106, Lot 25-02 and lies within the Character District 5 (CD5) District. LU #19-199.

No action required or taken.

ADJOURNMENT

A motion to adjourn at 3:09 p.m. was made, seconded and passed unanimously.

Respectfully submitted,

Tracy Gora
Administrative Assistant
Planning Department