

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

**Remote Meeting Via Zoom Conference Call**

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-24, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

**2:00 PM**

**FEBRUARY 2, 2021**

**ACTION SHEET**

**MEMBERS PRESENT:** Juliet TH Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department; Mark Newport, Police Captain; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

**MEMBERS ABSENT:**

**ADDITIONAL**

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

**I. APPROVAL OF MINUTES**

A. Approval of minutes from the January 5, 2021 Site Plan Review Technical Advisory Committee Meeting.

The January TAC minutes were approved.

**II. OLD BUSINESS**

A. The application of **Clipper Traders, LLC, Portsmouth Hardware and Lumber, LLC, Owners and Iron Horse Properties, LLC, Owner and Applicant**, for properties located at **105 Bartlett Street and Bartlett Street** requesting Site Plan Review approval for the demolition and relocation of existing structures and the construction of 152 dwelling units in three (3) buildings, and associated community space, paving, lighting, utilities, landscaping and other site improvements. Said properties are shown on Assessor Map 157 Lot 1 and Lot 2 and Assessor Map 164 Lot 1 and 4-2 and lie within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Districts.

The Committee voted to **recommend approval** of this request to the Planning Board with the following stipulations:

To be Completed Prior to Planning Board Review:

1. Applicant shall submit a plan of Bartlett Street in the area where the extra water main is being eliminated, for review and approval by DPW. The plan shall delineate the existing water connections and note those proposed for elimination.
2. A note shall be added to the plan and Engineer shall confirm that porous pavement will be able to support design load of fire truck if required.
3. Change note for the telephone manhole at Bartlett Street to say 'alter the manhole structure as necessary to construct tip down. The same note will be required for the City's drainage manhole on the edge of the existing driveway.
4. Plans shall note that the sleeve under the RR will likely need to be replaced, to be verified by the water capacity analysis.
5. Placement and design of the Loading zone needs to be updated in coordination with DPW and the Fire Department per comments provided at the meeting.
6. Update plans to comply with ADA standards for provision of accessible parking spaces per guidance provided by City's Transportation and Parking Engineer.
7. Bicycle Route guide sign should be posted at the beginning of the multi-use path to indicate to cyclists that this is the point to enter the path, rather than continuing into the site parking lots. Likewise an END BIKE ROUTE sign should be placed in the same area facing the opposite direction.
8. A double yellow center line should be added to the area above the 4 parallel parking spaces to the south of the circular drop off area, to reinforce that there is two way traffic flow in this section.
9. Applicant to provide the trash management program for review.
10. Sharrow pavement markings should be thermoplastic, not paint.
11. Plans shall be updated to note fence or other security measures planned for the lumberyard area on the plan.
12. The truck turning template shall include a legend to more clearly delineate the template lines and what they signify.
13. The detail for PDMH9 on Sheet C-506 shall be updated to the satisfaction of DPW.
14. The plan should note either signage or pavement markings that signify fire and emergency access locations on the trail.
15. The lighting plans and details shall updated to include screening of light trespass onto abutting properties, as necessary.
16. The plans shall be updated to reflect that the applicant shall either complete the greenway trail connection to the lot line on the northeast side of the lot as part of this project or the applicant shall agree to contribute a fee for the design, permitting and construction of the trail to be completed by the City in the future.

To be Included in Stipulations of Planning Board Approval Prior to building permit issuance:

1. The applicant shall provide a water main capacity analysis for the proposed water line in order to determine pipe sizes needed for the water main and the connection to McDonough Street system.
2. The analysis of water demand shall include irrigation in addition to domestic use.
3. Prior to building permit issuance, the applicant shall coordinate with the Planning Department and DPW to determine a fair share cost contribution for sidewalk improvements at the Bartlett Street intersection.

4. Prior to building permit issuance, the applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
5. Third party inspection shall be required during installation of utilities including sewer, water, and drainage.
6. Provide written certification from a registered engineer that the installation of the stormwater system complies with the plan and should perform as designed.

### III. NEW BUSINESS

A. The application of **Banfield Realty, LLC, Owner**, for property located at **375 Banfield Road** requesting Site Plan review approval for the construction of a 75,000 s.f. Industrial Warehouse building and associated parking, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District.

The Committee voted to **postpone** this request to the next TAC meeting.

B. The application of the **Frederick Watson Revocable Trust, Owner**, for property located at **1 Clark Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 137,176 s.f. and 75 ft. of continuous street frontage into four (4) lots and a proposed new road as follows: Proposed lot 1 with an area of 20,277 s.f. and 137.23 ft. of continuous street frontage; Proposed Lot 2 with an area of 17,103 s.f. and 100 ft. of continuous street frontage; Proposed Lot 3 with an area of 20,211 s.f. and 100 ft. of continuous street frontage; and Proposed Lot 4 with an area of 53,044 s.f. and 592.50 ft. of continuous street frontage. Said property is shown on Assessor Map 209 Lot 33 and lies within the Single Residence B (SRB) District.

The Committee voted to **postpone** this request to the next TAC meeting.

### IV. ADJOURNMENT

The meeting adjourned at 4:18 pm.