

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

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

**2:00 PM**

**November 1, 2022**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the October 4, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to **approve** the October 4, 2022 minutes as presented.*

*Motion: P. Britz, Second: S. Wolph.*

**II. OLD BUSINESS**

- A. REQUEST TO POSTPONE** The application of **Banfield Realty, LLC, (Owner)**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE** (LU-20-259)

*The Committee **postponed** consideration to the December TAC meeting.*

- B.** The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Lot Line Revision Approval to adjust the boundary lines on three lots to create one lot with 18,237 square feet (0.418 acres) of lot area, one lot with 52,651 square feet (1.209 acres) of lot area, and one lot with 19,141 square feet (0.429 acres) of lot area. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, and Map 125 Lot 21 and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

*See item C. (below) for decision of both requests for 2 Russell St.*

- C.** The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Site Plan Approval for the construction of 84 residential units, commercial space, and parking in three buildings with associated community

space, paving, utilizes, landscaping, and other site improvements including three proposed land transfers to allow for the realignment of the Russell Street & Deer Street intersection and for the City's future construction of a roundabout at Russell Street and Market Street (Land transfer area 1 is proposed from Map 119 Lot 4 to the City of Portsmouth. Land transfer areas 2 and 3 are from Map 119 Lot 1-1C to the City of Portsmouth); Conditional Use Permit Approval to provide 334 parking spaces on separate lots where 341 spaces are required as permitted under Section 10.1112.62 of the Zoning Ordinance; and Conditional Use Permit Approval to allow a 40,000 square foot building footprint within the CD5 as permitted under 10.5A43.43 of the Zoning Ordinance. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, Map 125 Lot 21, Map 119 Lot 4, and Map 119 Lot 1-1C and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

*The Committee voted to 1) recommend Lot Line Revision **approval**; and 2) Site Plan **approval**; and 3) both Conditional Use Permit **approvals** to the Planning Board with the following **conditions**:*

**Conditions to be satisfied prior to the Planning Board Submittal date:**

- 1. Applicant will replace the speed bump with a speed hump and will include construction details consistent with ITE standards*
- 2. The farthest east parking space on Deer Street next to the fire hydrant will be eliminated.*
- 3. The applicant will work with the Department of Public Works to coordinate the relocation of the Sewer Main or work with the Department of Public Works to revise the building 1 footprint.*
- 4. Applicants will update plans to include a high visibility at-grade crosswalk with striping and ADA compliant ramps and RRFB's to be reviewed and approved by the Department of Works.*
- 5. Per NHDOT standards applicant will update plans to show all street lights on either end of crosswalks will be no less than 10 feet from the nearest edge of the crosswalk with luminaire centered over the travel lane of the street, and RRFB push buttons will be no more than 5 feet from the edge of crosswalks and no more than 10 inches from level landings.*
- 6. Applicant will update plans to provide sharrow markings every 100 feet.*
- 7. Per MUTCD requirements, applicant will update plans, related notes, and sign summary (sheet C-503) to include a ONE WAY sign at the intersection of Maplewood Ave and the rear shared roadway and a DO NOT ENTER sign at the end of the rear shared roadway at its intersection with Green St.*
- 8. Applicant will remove the left/through pavement arrow on Deer Street at Russell Street.*

9. Applicant will provide borings data and other supporting information to demonstrate why on-site infiltration is not practical in this redevelopment. Data and supporting information to be submitted to CMA Engineers for reviewed. The Department of Public Works to review final comments by CMA.

10. The applicant will update plans, related notes, and sign summary (sheet C-503) to include the installation of a MUTCD-compliant stop sign (R1-1) at the northerly end of the rear access aisle where it meets Green Street.

11. Applicant will update plans, related notes, and sign summary (sheet C-503) to provide clearly visible signage to indicate "No Public Parking" along both ends of the driveway northerly driveway to deter public parking and unnecessary on-site conflicts.

12. Applicant will provide a letter with their next submission addressing the changes that have been made to the plan set as a result of the TAC stipulations of approval or further project development.

13. Applicant will update the access easement plan to provide a temporary construction access easement across the entirety of map 119 lot 4.

**Subsequent to Planning Board approval but prior to Building Permit issuance:**

14. Proposed tree grates, planting details, and planting species will be require approval from the Trees and Greenery Committee.

15. Proposed changes to on-street parking will require approval from the Trees and Greenery Committee and the City Council.

16. Applicant will copy the City of Portsmouth DPW on all related correspondence because this infrastructure lies within the City's right-of-way and can affect traffic operations at the adjacent municipal intersections. The location of the proposed sign cluster at the northerly end of the rear access aisle will need to be coordinated with the ultimate location of the Green Street sidewalk / railroad crossing treatment.

17 Fair share contribution for the roundabout at Market Street and Russell Street.

Motion: D. Desfosses, Second: P. Howe.

**D. REQUEST TO POSTPONE** The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Applicant)**, for properties located at **212, 214, and 216 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval for a Lot Line Relocation to create the following lots: Proposed Lot 1 to be 60,025 square feet of lot area where 26,012 square feet are existing, Proposed Lot 2 to be 12,477 square feet of lot area where 29,571 square feet are existing, and Proposed Lot 3 to be 7,917 square feet of lot area where 24,836 square feet are existing. No changes in street frontage are proposed. Said properties are located on Assessor Map 175 Lots 1, 2, and 3 and lie within the General Residence A (GRA) District. **REQUEST TO POSTPONE (LU-22-129)**

*The Committee **postponed** consideration to the December TAC meeting.*

- E. REQUEST TO POSTPONE** The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Owner and Applicant)**, for properties located at **212 Woodbury Avenue** requesting Site Plan Approval for the construction of an eight-unit condominium development consisting of four (4) single living-unit structures, two (2) two-unit structures, 18 parking spaces where are 13 required, and associated stormwater, utility and site improvements with access to the development from Boyd Street. Said properties are located on Assessor Map 175 Lot 1 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE (LU-22-129)**

*The Committee **postponed** consideration to the December TAC meeting.*

- F.** The request of **Tom Balon and EightKPH, LLC (Owner and Applicant)**, for property located at **161 Deer Street** requesting Site Plan Review approval for the construction of a four (4) story building to include a penthouse, commercial space, 19 dwelling units, and associated site improvements. Said property is shown on Assessor Map 125 Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, North End Incentive, and Historic Districts. (LU-22-173)

*The Committee voted to recommend **approval** to the Planning Board with the following conditions:*

**Conditions to be satisfied prior to the Planning Board Submittal date:**

- 1. Applicant will update plan set to reflect proposed 70 Maplewood address.*
- 2. Applicant will update landscaping plan to add additional tree to northern corner of the property as presented to TAC at the 11/1 meeting.*
- 3. Applicant will update the demolition plan to show existing water and sewer service is terminated at the main. Updates to be reviewed by Department of Public Works.*
- 4. New proposed location of wayfinding sign (Sheet C-3) will be reviewed and approved by Department of Public Works.*
- 5. New layout of the sprinkler room will be reviewed and approved by Department of Public Works.*
- 6. Applicant will updated street lighting circuit to originate from a streetlight or street light pull box for Department of Public Works review and approval.*
- 7. Updated language pertaining to extending existing water stubs to building (call out box in southern corner of proposed building, sheet C-5) will be reviewed and approved by DPW.*
- 8. Applicant will update standard light pole detail to be consistent with the City standard pole detail for Department of Public Works review and approval.*
- 9. Applicant will work with Eric Eby to determine proper width of parking level entrance.*

10. Applicant will make a \$50,000 contribution to the Maplewood Avenue corridor video detection signal system.

11. Applicant will include all approvals from Trees and Greenery with the updated submission

12. Applicant will update plans to include revised existing easement and proposed easement(s) with Eversource, and will coordinate with the Department of Public Works to create a new easement around the drain line to the west of the building if needed. Applicant will also confirm how access rights are being provided across adjacent lot and provide an access easement if needed. If total number of easements equals 3 or more, applicant will provide an easement plan with unique identifiers and corresponding table.

13. Applicant will update plans, related notes, and detail sheets to include a pedestrian and vehicle warning at the garage entrance to be reviewed and approved by Department of public works.

14. Applicant will present a redesign of the pocket park entrance at Maplewood Avenue to increase radii of walkway and encourage better pedestrian circulation to Nick Cracknell in the Planning Department.

15. Applicant will provide a letter with their next submission addressing the changes that have been made to the plan set as a result of the TAC stipulations of approval or further project development.

Motion: D. Desfosses, Second: P. Howe.

- G.** The request of **Seaport Realty LLC (Owner)**, for property located at **85 Daniel Street** requesting Site Plan Approval to add a two-story rear addition and convert the existing structure into a four unit building consisting 2 apartments and 2 live/work units with associated stormwater, utility and site improvements. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)

The Committee voted to recommend **approval** to the Planning Board with the following condition:

**To be satisfied prior to the Planning Board submittal date:**

1. Applicant will work with Fire and Building department to confirm proposed lift system is compliant with building and life safety codes or will request a parking Conditional Use Permit.

Motion: P. Howe, Second: P. Britz.

### **III. NEW BUSINESS**

- A.** The request of **Jonanthan Watson Sobel Revocable Trust (Owner)**, for property located at **49 Sheafe Street** requesting preliminary and final subdivision approval to

subdivide one (1) lot with an area of 5,402 s.f. and 50.55 ft. of continuous street frontage on Sheafe Street and 22.93 feet of frontage on Custom House Court into two (2) lots as follows: Proposed lot 1 with an area of 1,855 s.f. and 22.93 ft. of continuous street frontage on Custom House Court; and Proposed Lot 2 with an area of 3,548 s.f. and 50.55 ft of continuous street frontage on Sheafe Street. Said property is shown on Assessor Map 107 Lot 21 and lies within the CD4 and Historic Districts. (LU-22-179)

*The Committee voted to **continue** consideration to the **December** TAC meeting in order to conduct a site walk.*

*Motion: N. Cracknell, Second D. Desfosses.*

- B.** The request of **One Market Square LLC (Owner)**, for property located at **1 Congress Street** requesting Site Plan Review approval for the partial demolition and expansion of the existing structure to construct a 3-story building with 58,780 square feet of gross floor area, 12,080 square foot building footprint, 13 parking spaces, and associated onsite and offsite improvements. Said property is shown on Assessor Map 117 Lot 14 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay (DOD), and Historic District. (LU-22-12)

*The Committee voted to **continue** consideration to the **December** TAC meeting.*

*Motion: N. Cracknell, Second: Z. Cronin.*

#### **IV. OTHER BUSINESS**

#### **V. ADJOURNMENT**