

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

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

2:00 PM

July 5, 2022

MINUTES

MEMBERS PRESENT:

Peter Stith, Chairperson, Principle Planner; David Desfosses, Construction Technician Supervisor; Chad Putney, Fire Prevention Officer; Shanti Wolph, Chief Building Inspector; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; Eric Eby, Parking and Transportation Engineer

MEMBERS ABSENT:

Zachary Cronin, Assistant City Engineer

ADDITIONAL

STAFF PRESENT:

Stefanie Casella, Planner; Beverly Zendt, Planning Director

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the June 7, 2022 Site Plan Review Technical Advisory Committee Meeting.

Mr. Eby moved to approve the minutes from the June 7, 2022, Site Plan Review Technical Advisory Committee Meeting, seconded by Mr. Cracknell. The motion passed unanimously.

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. (LU-20-259)
REQUEST TO POSTPONE

DISCUSSION AND DECISION OF THE BOARD

Chairman Peter Stith noted that this application was postponed to the next meeting.

- B. REQUEST TO POSTPONE** 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) **REQUEST TO POSTPONE**

DISCUSSION AND DECISION OF THE BOARD

Chairman Peter Stith noted that this application was postponed to the next meeting.

- C. REQUEST TO POSTPONE** 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 343 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) **REQUEST TO POSTPONE**

DISCUSSION AND DECISION OF THE BOARD

Chairman Peter Stith noted that this application was postponed to the next meeting.

III. NEW BUSINESS

- A.** The request of **Tuck Realty Corporation (Owner and 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. (LU-22-129)

SPEAKING TO THE APPLICATION

Joe Coronati and Mike Garrepy spoke to the application. Mr. Coronati commented that this was 3 parcels. The plan is to do a couple lot line adjustments to make lots 2 and 3 smaller. The back land will be absorbed by lot 1. The proposal is for an 8-unit condo development in the larger parcel. The design incorporates a driveway off Boyd Rd. That way there won't be any new curb cuts. There will not be any curb cuts on Woodbury Ave. There will be 2 duplexes and 4 single family units. The parcel slopes to the rear and there will be a bio retention drainage system there. They will use the existing sewer on Boyd Rd. and tapping the water main on Woodbury Ave. They have extended the Woodbury Ave. sidewalk. The existing houses and driveways will remain for lots 2 and 3.

TAC Comments:

1. Applicant should consider using pervious driveway material in the construction of each condominium as well as replacing the proposed concrete sidewalk material with pervious materials.
 - a. Mr. Coronati responded that there was enough space for the storm water drainage, so they did not intend to do any porous pavement. They can discuss it further.
2. In addition to the proposed bioretention pond, it would be beneficial to also include LID projects such as rain gardens to help manage and filter stormwater runoff.
 - a. Mr. Coronati responded that it was basically a rain garden. They have infiltration from the roof. They are including adequate LID drainage.
3. It is recommended that the property owner include pervious materials in their pedestrian paths and LID techniques to better manage the stormwater runoff as well as treat it before release or outflow. The current bioretention area does little to slow down and treat the property's runoff needs.
 - a. Mr. Coronati responded that they can outline the LID techniques to address these comments.
4. Applicant needs to include a nine foot-wide landscaped buffer between the proposed public sidewalks on Woodbury Avenue and the property.
 - a. Mr. Coronati agreed.
5. Irrigation planning for establishing the landscaped areas on property should include smart controllers to improve water conservation efforts. In addition, it is recommended that applicant utilize further conservation tools for water that can use recycled or captured water for irrigation.
 - a. Mr. Coronati responded that they will add it to the notes.
6. Is there a wetland on the site? City mapping shows wetland area.

- a. Mr. Coronati responded that it is shown on the GIS map, but they hired Gove Environmental to investigate it. A letter from them is included stating there is no wetland.
7. Confirm solid waste disposal plan.
 - a. Mr. Coronati responded that typically residents keep trash in the garage and have a private pick up. They will add a note and make it part of the condo docs.
8. Confirm right to flow stormwater onto adjacent lot and right/ability to use surrounding drainage system. Are there any proposed easements associated with this?
 - a. Mr. Coronati responded that the regulations allow continued flow but no increased flow. The drainage study shows that there is no increase in volume. They don't need an easement because they are not increasing it.
9. DPW has significant safety concerns with stormwater detention area. Elevation of stormwater detention area is significantly higher than the area behind retaining wall on adjacent lot.
 - a. Mr. Coronati responded that the area is modified to create separation between the water table and treatment area. They can look at some of the concerns. They are trying to keep a 10-foot buffer along the property line to preserve the trees. They can discuss this more offline. Mr. Desfosses commented that he was concerned about the sheet flow across the parking lot. Mr. Coronati responded that they can tie into that for the storm water treatment.
10. DPW does not believe stormwater plan is approvable as designed due to the discharge sheet flowing across the parking lot. Describe how stormwater is being treated.
 - a. Mr. Coronati responded that they were not expecting any increase in flow. There is a catch basin in the parking lot and that is where the stormwater goes. The large detention pond will ensure a decrease in flow.
11. 3rd party drainage review will be required
 - a. Mr. Coronati agreed.
12. Consider moving the mailboxes to the area by the bike racks
 - a. Mr. Coronati agreed.
13. A site walk is requested to understand the layout of the site and further understand proposed stormwater management.
 - a. Mr. Britz noted that as his comment because it would be good to see the site and is hard to access it on their own. Mr. Coronati confirmed they could coordinate that.

Mr. Desfosses commented that they need to come up with a better solution for the water sheet flowing across the parking lot. They should look at piping it or increase the infiltration. Mr. Coronati confirmed they can look at increasing infiltration.

Mr. Wolph questioned if the buildings would be sprinkled. Mr. Coronati responded that they would not be. Mr. Wolph commented that on the plan it looked like there were sprinkler rooms. Mr. Coronati responded that they were not intending to sprinkle the duplexes. Mr. Wolph noted that they may need a rescue balcony or sprinkler because of the 3rd floor bedroom on the duplex.

Mr. Putney commented that the proposed turnaround in the middle does not work. If the buildings are sprinkled, then it would not be an issue. As it stands the turnaround in the middle is not acceptable. Mr. Coronati responded that they could move it to the end of the road.

Mr. Wolph questioned if these buildings would have basements. Mr. Garrepy responded that the duplexes would not, but the single-family homes would.

Mr. Eby questioned if it was possible to add a sidewalk between the driveway and Woodbury Ave. along Boyd Rd. Mr. Eby also commented that they needed to update their sightlines data. Mr. Garrepy responded that they were already proposing a sidewalk on the entirety of Woodbury Ave. They are happy to provide sidewalk but need to work with the City on what their fair share is. Mr. Eby commented that Woodbury Ave. will have more foot traffic, but it doesn't tie into the site.

Mr. Britz commented that they should include more street trees. Mr. Coronati confirmed they could look at that.

Mr. Putney commented that they should add signage to help direct emergency response into the site.

Mr. Britz commented that the plan should include more detail on the infiltration basin, and the plantings going in.

PUBLIC HEARING

Mark Ayotte on 9 Cardin St. requested that the trees that are going to be cut be marked. Also, they should consider restricting parking on Boyd Rd. leading to Woodbury Ave. That would help with sight lines.

Mr. Eby commented that parking restrictions would be handled through the Parking, Traffic, and Safety Committee, and Mr. Ayotte can submit that request to them.

Phyllis Randall of 99 Boyd Rd. was concerned about the number of trees that may be taken down. They are a buffer for the homes on Boyd Rd. There is also a flooding issue for the backyards of the houses from 79 to 123 Boyd Rd. This new development could add to that problem.

Joe Coronati commented that the development road slopes away from Boyd Rd., so none of that runoff will go toward Boyd Rd.

John Baldassari of 121 Boyd rd. questioned if they considered adding a sidewalk from the Holiday Inn to the corner of Boyd Rd. The City could consider extending that to in front of the public housing. Mr. Eby responded that sidewalk is on the City's list, but he was not sure where it is on the schedule.

The Chair asked if anyone was else present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Eby moved to continue consideration to the August TAC meeting, seconded by Mr. Desfosses. The motion passed unanimously.

- B.** The request of **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. (LU-22-129)

DISCUSSION AND DECISION OF THE BOARD

Mr. Eby moved to continue consideration to the August TAC meeting, seconded by Mr. Desfosses. The motion passed unanimously.

- C.** The request of **Randi and Jeff Collins (Owners and Applicants)** for property located at **77 Meredith Way** requesting Preliminary and Final Subdivision Approval to subdivide one (1) existing lot with 22,463 square feet of lot area and 31.7 feet of street frontage into two (2) lots with associated 73.3 foot road extension as follows: Proposed Lot 1 with 11,198 square feet of lot area with 73.79 feet of street frontage, and Proposed Lot 2 with 11,265 square feet of lot area and 31.61 feet of street frontage. Said property is located on Assessor Map 162 Lots 16 and lies within the General Residence A (GRA) District. (LU-22-61)

SPEAKING TO THE APPLICATION

Chris Mulligan from Bosen and Associates, Brenda Kolbow from TF Moran, and Jeff Collins spoke to the application. Mr. Mulligan commented that they went in front of the BOA for variances to move forward. There was concern about adding additional pavement because of drainage concerns. They would like to explore with TAC ways they can limit the amount of impervious surface. The initial comment of 5 feet past the drive is reasonable. The plan is showing more than that. They can cut it back to the 5 feet. The other issue is tapering the existing right of way down to 16 feet. If possible, they would like to add a more pronounced curb. Other than that, the comments are pretty self-explanatory.

TAC Comments:

1. Extend roadway 5' past last driveway.
2. Taper road extension to the 16' width over 30'.
3. 1.5" water line will need to be extended. 1" water services to both houses.

Ms. Kolbow questioned if they should connect on Meredith Way. Mr. Desfosses confirmed that was correct.

4. Install curb stops at property lines.

5. Confirm size of sewer services is 6”.

6. Confirm that these lots can connect into the existing drainage system for stormwater management. Show this connection.

7. Please contact the assessors department regarding new Map and Lot numbers as well as street address. Preliminary Map/Lot numbers and street address must be listed on the plan set submitted to the Planning Board for final approval.

Ms. Kolbow responded that they can move the turnaround area to the first driveway. Then they can reduce the pavement at the end. The truck would have to back up for 75 feet to get to the turnaround. Mr. Cracknell responded that cars will be parking in that area, so it is unrealistic to count that as a turnaround. It would be good to see the elevations in these plans. The turnaround would need an easement to keep it open. There are other ways they could make it work.

Mr. Desfosses questioned where the water from the roof would go. Ms. Kolbow responded that it would go to one of the rain gardens. Mr. Desfosses noted that they should put in an underdrain to make sure it functions properly.

Mr. Britz commented that they may need to go to the Trees and Greenery Committee to clear the trees. They should plant a row of oaks to match Pine St.

PUBLIC HEARING

The Chair asked if anyone was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Britz moved to continue consideration to the August TAC meeting, seconded by Mr. Cracknell. The motion passed unanimously.

- D.** The request of **Lonza Biologics (Applicant)** for property located at **101 International Drive** within the Pease Development Authority requesting a Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, for a 4,200 square foot café expansion with associated landscaping, stormwater, and infrastructure improvements. Said property is located on Assessor Map 305 Lot 6 and lie within the Airport Business Commercial (ABC) District. (LU-22-131)

SPEAKING TO THE APPLICATION

Neil Hanson from Tighe and Bond commented that the proposed project was for a 4,200-sf addition to the front of the existing building. The first-floor expansion will be café space and the second floor will be office space. To the right of the second story there will be a deck so the concrete pad area will be covered by that. There will be a sidewalk to the double door entrance. The storm water will go to a jellyfish filter and then go into the existing system and a detention pond. The existing roof drain in this location will be maintained. They will convert the drain in the footprint to a cleanout and replace the existing grease trap. There will be a new connection out to the sewer on the shoulder of International Drive.

TAC Comments:

1. Applicant should adjust landscape plan to incorporate irrigation conservation measures listed in section 6.11 of the Site Plan regulations which includes incorporating efficient conservation measures and a system that utilizes either recycled water or smart controllers.
 - a. Mr. Hanson responded that the project is out of Pease and they are under the Pease Land Use control, so this does not apply. The existing irrigation on site is on an automated timer system.
2. Current site plan shows the addition of a Jellyfish Filter for a BMP. Applicant should provide a description of LID measures such as using a recycled water system (reference section 7.1 of the Site Plan regulations) and increase the permeability of walkways and patios. If no LID measures are taken, the applicant should provide information as to why this is not feasible on this site.
 - a. Mr. Hanson responded that under the Pease Land Use they need to treat 2 times the amount of proposed impervious. They are increasing the impervious by 2,200 sf and they are treating 6,500 sf.
3. No Fernco connections on sewer. Solid material coupling must be used. To be approved by sewer department before installation.
 - a. Mr. Hanson confirmed that would be updated.
4. Confirm grease trap size is adequate for this facility. Larger size may be necessary.
 - a. Mr. Hanson responded that it would be a 4,500-gallon tank. It was sized by a professional.

Mr. Desfosses questioned if it was clay or AC sewer out there. Mike Mates from PDA responded that if it's AC, then they should put in a note saying it's potentially hazardous. Mr. Hanson confirmed that they could add that note so it is accounted for if they find it.

Mr. Putney questioned what the white boxes in the café would be. Mr. Hanson responded that they were stairs. The café would have a raised tier inside.

PUBLIC HEARING

The Chair asked if anyone was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to recommend approval to the Planning Board, seconded by Mr. Britz with the following stipulations:

1. Solid material couplings must be used in connection to sewer and approved by Sewer Department prior to installation.
2. A note is to be added to plan instructing the contractor to appropriately dispose of asbestos cement pipes should any be found during construction.

The motion passed unanimously.

- E. The request of **Road to the West, LLC (Owner and Applicant)** for property located at **140 West Road** requesting Amended Site Plan Approval to improve and install stormwater infrastructure, relocated dumpsters, install landscaping, and increase parking spaces from 102 spaces to 122 spaces where 119 are required. Said property is located on Assessor Map 252 Lot 2-13 and lies within the Industrial (I) District (LU-22-99)

SPEAKING TO THE APPLICATION

Alex Ross, Mark Gianetti spoke to the application. Mr. Gianetti commented that the proposal was to redevelop the former trampoline park and turn it into social sports club. In general, the exterior will have minor modifications with a couple new openings and stair towers. The interior will have a kitchen and bar, 10 golf simulators, axe throwing lanes, and a laser shot system for target shooting. The second floor will also have conference rooms and an allotment for future leased office space. They are expanding the footprint slightly with two stair towers and a walk-in cooler.

Mr. Ross commented that the site has a lot of pavement and very little landscaping and drainage. Mr. Desfosses questioned if the drainpipe going down the east side had an easement for that. Mr. Ross responded that they were not aware of an easement. The proposed site plan will make the parking conforming and they will have the adequate number of spaces. There will be some storm water detention chambers and the test pits show there is good infiltrating soil. They added pervious pavement behind the building. The landscape plans include adding trees on the east side, along West Road, and plantings around the building. They can add landscaped islands in the parking lot as well. They can shift the grease trap closer to the building as well. They will collect the roof runoff and direct it to cisterns. From there it will flow into the storm water chambers and a jelly fish filter.

Mr. Desfosses requested clarification on where the parking lot storm water would go. Mr. Ross responded that it would sheet flow into the catch basin. The roof runoff goes into the cisterns then to catch basins. Mr. Desfosses questioned if the catch basin was appropriately sized. Mr. Ross confirmed it was. Mr. Desfosses commented that the drainpipe should be straightened out. Mr. Ross agreed. Mr. Desfosses commented that they need to include documentation showing

the proposed drainage system can handle it all. Also, the porous pavement cannot be downhill from impervious placement. Mr. Ross agreed that could be changed.

TAC Comments:

1. Due to large paved parking sections, staff requests landscaped islands be put in place of at least three parking spaces to break up large, contiguously paved areas (reference section 6.6 of Site Plan regulations).
 - a. Mr. Ross responded that was addressed above.
2. Pervious parking in the back of lot needs to protect runoff through filtration before it enters pond system in back of property (reference section 10.1114.24 of the Zoning Ordinance).
 - a. Mr. Ross responded that could be moved closer to the building.
3. Install grease trap closer to building.
 - a. Mr. Ross agreed.
4. Reduce number of bends in grease trap service line.
 - a. Mr. Ross agreed.
5. Need test pit for rain garden design and BMPs.
 - a. Mr. Ross responded that has been scheduled.
6. Porous pavement is not a proper stormwater BMP when located down gradient of pavement.
 - a. Mr. Ross responded that was addressed above.

Mr. Desfosses commented that the proposed trees over the drainpipe should be moved. Mr. Ross agreed.

Mr. Britz questioned if they were going to use an underdrain. Mr. Ross responded that it depended on the test pits.

Mr. Putney commented that there should be signage in front of the door to prevent people from parking in front of the egress.

PUBLIC HEARING

The Chair asked if anyone was present from the public wishing to speak to, for, or against the application. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Desfosses moved to continue consideration to the August TAC meeting, seconded by Mr. Britz. The motion passed unanimously.

IV. OTHER BUSINESS

V. ADJOURNMENT

Mr. Desfosses moved to adjourn the meeting at 3:45 p.m., seconded by Mr. Britz. The motion passed unanimously.

Respectfully submitted,

Becky Frey
Secretary for the Technical Advisory Committee