

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

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

2:00 PM

August 2, 2022

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the July 5, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to **accept** July 5, 2022 meeting minutes.*

- B.** Approval of minutes from the July 14, 2022 Site Plan Review Technical Advisory Committee Site Walk at the properties located at 212, 214, and 216 Woodbury Avenue.

*The Committee voted to **accept** the July 14, 2022 site walk minutes.*

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

*The Committee voted to **postpone** consideration to the September 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)

*The Committee voted to **postpone** consideration to the September TAC meeting.*

- 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 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)

*The Committee voted to **postpone** consideration to the September TAC meeting.*

- 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. (LU-22-129) **REQUEST TO POSTPONE**

*The Committee voted to **postpone** consideration to the September 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 13 are 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 lie within the General Residence A (GRA) District. (LU-22-129) **REQUEST TO POSTPONE**

*The Committee voted to **postpone** consideration to the September TAC meeting.*

- F. 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)

*The Committee voted to **postpone** consideration to the September TAC meeting.*

G. 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)

*1) The Committee voted to recommend **approval** to the Planning Board with the following stipulations:*

Prior to Planning Board approval:

1.1) Plans will be updated to include treatment swale details and calculations. DPW to review and approve prior to Planning Board consideration.

1.2) Catch Basin A will be changed to a manhole.

1.3) Sewer manhole detail, in accordance with State standard, will be added to the plans.

1.4) Landscape plans will be updated to include additional plantings and loam planting beds within the three landscape islands.

1.5) Cistern operation and maintenance details will be added to the plans. DPW to review and approve prior to Planning Board consideration.

1.6) All State and Federal permits as required for this project will be listed on the plans.

1.7) Plans will be updated to show granite curbing around entire parking lot in the vicinity of Catch Basin B for drainage.

1.8) Grading Plan will be adjusted to correct reduction in grade behind building. DPW to review and approve prior to Planning Board consideration.

1.9) Light poles will be shown on plans at least 10 feet from the overhead power lines with details that will show light temperature and mounting height. DPW to review and approve prior to Planning Board consideration.

1.10) Outfall structure will be added to the plans.

1.11) Catch Basin B will be moved to the curb and a note will be added regarding jellyfish filter.

1.12) A letter will be provided to the Planning Department with the updated submission stating where resolved conditions can be found on within the submission and how outstanding conditions will be resolved subsequent to Planning Board approval.

Conditions precedent to Building Permit:

1.13) Drainage easements will be dedicated and accepted by the City.

1.14) Plantings in the public Right of Way receive approval from the Trees and Greenery Committee.

1.15) A full set of documents including all plans, studies, and the aforementioned letter will be submitted for staff review and Planning Board consideration.

III. NEW BUSINESS

- A. The request of **Christopher H. Garrett Revocable Trust of 2007 (Owner and Applicant)**, for property located at **1299 Islington Street** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot with 27,366 square feet (.628 acres) of area and 199.33 feet of street frontage into two (2) lots as follows: Proposed Lot 1 with 15,000 square feet (0.344 acres) of lot area and 100 feet of street frontage, and Proposed Lot 2 with 12,366 square feet (0.284 acres) of lot area and 99.33 feet of street frontage. Said property is located on Assessor Map 233 Lot 119 and lies within the Single Residence B (SRB) district. (LU-22-33)

*1) Committee voted to recommend **approval** to the Planning Board with the following stipulations:*

Prior to Planning Board approval:

1.1) Plans will be updated to include infiltration trench downslope from leach field and appropriate foundation drains to address runoff in accordance with NHDES Subsurface rules. DPW to review and approve prior to Planning Board consideration.

1.2) The existing sewer line will be scoped to confirm location on plan set. DPW to review, evaluate if easement is needed, and approve prior to Planning Board consideration.

1.3) Note 3 on the Subdivision plan will be updated to change "Lot 2" reference to the appropriate Map and Lot number.

1.4) Any proposed tree removal in the public right of way should be added to the plans.

1.5) A letter will be provided to the Planning Department with the updated submission stating where resolved conditions can be found on within the submission and how outstanding conditions will be resolved subsequent to Planning Board approval.

1.6) A full set of documents including all plans, studies, and the aforementioned letter – will be submitted for staff review and Planning Board consideration.

Conditions precedent to Building Permit:

1.7) Any proposed tree removal in the public Right of Way will receive approval from the Trees and Greenery Committee.

1.8) Any use of blasting or hoe ramming needed for rock removal will require vibration monitoring to ensure there is no damage to the surrounding properties.

1.9) Applicant will receive approval and waiver from NHDES for septic system or extend city sewer service to newly created lot. If city sewer is needed to serve lot, applicant will coordinate with DPW

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

The meeting was adjourned at 4:04 p.m.