

MINUTES

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JANUARY 3, 2017

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MEMBERS PRESENT: Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; Jessa Berna, Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Robert Marsilia, Chief Building Inspector; Carl Roediger, Fire Department;

MEMBERS ABSENT: N/A

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I. OLD BUSINESS

A. The application of **Five Hundred Five Lafayette Road, LLC, Owner, and Lens Doctors, Applicant**, for property located at **605 Lafayette Road**, requesting Site Plan Approval for the demolition of the existing building and the construction of a proposed 2-story office building, with a footprint of 7,000 ± s.f. and gross floor area of 14,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 229 as Lot 9 and lies within the Gateway (GW) District. (This application was postponed at the November 29, 2016 TAC Meeting).

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

*Mr. Roediger moved to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm, seconded by Mr. Britz. The motion passed by a unanimous vote.*

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B. The application of **Karen E. Kapelos Revocable Trust of 1995, Owner, and Karen E. Kapelos, Applicant**, for property located at **3310 Lafayette Road (also known as 88 & 100 Cardinal Lane)**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 26,292 ± s.f. (0.60 acres) and 200' of continuous street frontage on Cardinal Lane;
2. Proposed lot #2 having an area of 15,000 ± s.f. (0.34 acres) and 140' of continuous street frontage on Lafayette Road.

Said property is shown on Assessors Map 292 as Lot 164 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed at the November 29, 2016 TAC Meeting).

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

The Committee accepted the applicant's request to **withdraw** the Subdivision Application.

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C. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466 ± s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue.
2. Proposed lot #2 having an area of 15,874 ± s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044 ± s.f. (0.437 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors Map 235 as Lot 2 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed at the November 29, 2016 TAC Meeting).

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

*Mr. Desfosses moved to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm, seconded by Mr. Roediger. The motion passed by a unanimous vote.*

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II. NEW BUSINESS

A. The application of **City of Portsmouth, Owner**, for property located off **Bridge Street and Rock Street**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 36,400 ± s.f., 600-space parking structure with mixed use on the ground level and related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 138, Lots 62 & 62-1 and lie within the Municipal (M) District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION

Mr. Gregg Mikolaities, Tighe & Bond, provided a brief overview of the project, including the following statements:

- The goal of the project is to request bids in February and to begin the site work in the spring season.
- The project proposes a new, 700-ft long road across the property of Deer Street Associates. The new road is 24' wide with minimum 8' foot wide sidewalks. He explained the locations and orientation of all the proposed structures and features. Various utilities and lighting will be added to the site, including water, electric, gas and cable lines. There will be retail space on the first floor and civic space on the side of the building.
- Sidewalk and crosswalk configurations were explained. The paving material pattern was not added to the plan with the intent to discuss those details with the Committee.
- A transformer and generator would be relocated per the agreement and should be coordinated with Eversource.
- The intersection restriping was shown and the wayfinding signs was revised.
- Two turning templates at the turnaround were demonstrated and explained.

Mr. Marsilia asked if the easement added is 10' from the railroad line plus 2' setback, which totals 12' from the easement line. Mr. Mikolaities confirmed that statement.

Kevin Dandrade, TEC, Inc., provided a brief presentation of the traffic study, including the following statements:

- It is a combined traffic study with an overlay on the parking garage and the DSA development. The 16 different intersections were studied between the Route 1 Bypass and downtown to build a sense of how the garage will impact those streets.
- Phase 1 of the parking garage project includes relocating a number of spaces over to the new garage, providing flex space for first floor retail, and a 660-ft extension of Deer Street.
- The trip generation in that phase generates peak trips ranging from 80 -108 trips depending on the time of day, which is based on normal use. The trip distribution shows that the practical travel habits would fluctuate between 10-30% depending on the street.
- Off-site mitigation efforts were highlighted that have been incorporated into the 10-year horizon and specific needs were identified as: extending Deer St, enhancing Bridge St, striping and restriping throughout the intersections, and signaling enhancements at Maplewood Ave. The Deer St Improvements include removing eight street parking spaces and a left hand turning lane at the intersection of Deer Street and Maplewood Avenue that would mitigate potential impacts.

Ms. Walker noted that limited bicycle improvements are proposed mainly because traffic speeds will be relatively low and due to Right-of-Way limitations. She advised that the appropriate position of the shared markings should be reviewed in the future. She added that additional guidance for bicyclists at the Deer Street and Maplewood Avenue intersection should be considered.

Mr. Desfosses questioned if the addition of the left turning lane is due to stacking and asked how the signaling will be timed. Mr. Dandrade replied that leading lefts could be considered. The need for the left turn lane is due to the fact the combined traffic between the garage and DSA development would result in extensive queuing. The intersection will definitely need retiming and optimization of the signals. He added that the recommendation for advance lefts is not a critical element.

Ms. Walker suggested they consider mountable elements within the traffic circle to break up the flatness of the pavement. Mr. Desfosses noted that multiple curbs should be up to 3” tall. He added that there should be appropriate signage to avoid a potential cut through to Islington Street.

Mr. Mikolaities replied to Mr. Desfosses that a small green strip could be added beside the pull off area to provide a buffer from the retaining wall. Ms. Walker questioned the need for the pull off space. Mr. Desfosses mentioned it would basically become a standing loading area for potentially taxis or small deliveries.

Mr. Mikolaities replied to Mr. Pezzulo that there will be further discussion regarding the sewer drainage, including the costs.

Mr. Eby asked what was discussed regarding the garage entrance. Ms. Walker explained it was whether or not to use textured pavement. Mr. Eby did not see the need for textured pavement. Mr. Rice added that if that is determined to be optional, it would be recommended to not include the textured pavement since it is costly.

Ms. Walker thought that two tip downs will be removed. Mr. Mikolaities noted that the plan will be revised to reflect that.

Mr. Desfosses thought there should be a temporary stone dust path at the crosswalks leading across the cul-de-sac until a permanent sidewalk is built.

PUBLIC HEARING

The Chair asked if anyone was present from the public wishing to speak to, for, or against the application.

Mr. Kim Rogers, GL Rogers and Company, stated positive support for the application. He asked that on-street parking be considered at the intersection of Maplewood Avenue and Deer Street given that an interested tenant, a pharmaceutical store, would require on-street parking to be located there.

Ms. Tracy Kozak, JSA Inc, suggested they consider the width of the travel lanes and the proposed left turn and shoulder. She noted that off street parking would help to create a buffer between traffic and pedestrians.

Seeing no one else rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

*Mr. Desfosses moved to **recommend approval** of this matter to the Planning Board, seconded by Mr. Roediger, with the following stipulations:*

Mr. Desfosses asked what would be necessary to move the curb lines and maintain parking. Mr. Dandrade explained the adjustments that were made and stated the dimensions that would impact the feasibility of that request. Mr. Desfosses asked if there is any possibility of parking. Mr. Dandrade replied that there is limited Right-of-Way, which is why the curb line remains. He noted it could be a consideration in the future.

Mr. Dandrade replied to Mr. Roediger that he would consult with the 40-46 Maplewood Avenue project to verify the proposed driveway.

Ms. Walker suggested that the consideration of the crossing at the front of the garage entrance was reviewed and discussed mainly for the Planning Board’s awareness.

The following stipulations were included in the motion

1. *Final design and location of above-ground and underground utilities and connections shall be coordinated and approved by DPW.*
2. *Add a raised paver treatment that is mountable on the interior of the roundabout.*
3. *Revise the crosswalk before the roundabout to make it as perpendicular to the sidewalks as possible.*

The motion passed by a unanimous vote.

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B. The application of **Merton Alan Investments, LLC, Owner**, and **Robert Graham, Agent/Applicant**, for property located at **30 Cate Street**, requesting Site Plan Approval to construct a 26 unit residential townhouse development consisting of five 45’ tall buildings, ranging in size from 40’ x 40’ to 40’ x 198’, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 165 as Lot 19 and lies within the Character District 4W (CD4W).

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

Mr. Eby moved to postpone the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm, seconded by Mr. Desfosses. The motion passed by a unanimous vote.

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C. The application of **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval for the construction of a recreational field and future multi-use path and trail head, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 241, Lot 18 and lies within the Municipal (M) District.

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

Mr. Britz moved to postpone the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm, seconded by Mr. Desfosses. The motion passed by a unanimous vote.

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III. ADJOURNMENT

A motion to adjourn at 2:54 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Marissa Day
Acting Secretary for the Technical Advisory Committee