

SPECIAL MEETING
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

8:00 A.M.

NOVEMBER 13, 2001

Site walk with the Traffic/Safety Committee at 406 Route 1 ByPass

Immediately thereafter, the Technical Advisory Committee will meet back at the Municipal Complex, 1 Junkins Avenue, Portsmouth NH, in the City Council Chambers, to consider the following application:

The application of **Rene A. Therrien, owner, and Port City Nissan/Suzuki, applicant**, for property located at **406 Route 1 ByPass** wherein site plan approval is requested for the conversion of an existing car care facility into an auto dealership with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 172 as Lot 2 and lies within an Industrial district. **(This application was tabled at the Committee's October 30, 2001, meeting to this meeting.)**

Let the record show that due to quorum problems, the Technical Advisory Committee did not meet until 2:00 p.m. in the Council Chambers.

Members present were: David M. Holden, Planning Director, Chairman;
 David Allen, Deputy Public Works Director;
 David Desfosses, Engineering Technician with the
 Public Works Department;
 Michael Magnant, Police Chief;
 Ricky Plummer, Fire Chief; and,
 John Burke, Parking and Transportation Engineer

SPEAKING TO THE APPLICATION:

Dennis Moulton of Millette, Sprague & Colwell Inc. addressed the Committee and spoke to the revised site plan which was being passed around to the Committee. The site plan indicates the snow storage area. A note has been added to the plan that vehicles will be off loaded on site. Striping indicates the exit route. The previous comments of the Technical Advisory Committee have been incorporated into the site plan. According to Mr. Moulton, the only outstanding issue is the water connection. He explained that they are working with the Water Department and the current owner of the property on that issue. He went on to state that if the issue cannot be resolved, then the property would probably not be purchased by Port City Nissan Suzuki. A note has been added to the plan regarding a connection to the municipal fire alarm system.

Mr. Moulton concurred with the Chair's statement that the Frank Jones Center sign does not seem to be permitted at this time; or, in other words, that no permit has been found for that sign. A copy of the deed concerning the right-of-way was submitted to the Planning Department. The sign for the auto dealership has been labeled as "proposed" and has been dimensioned to the edge of the pavement as had been requested by Mr. Desfosses at a previous meeting.

Mr. Moulton spoke to the convincing demonstration at the joint Traffic/Safety Committee and Technical Advisory Committee meeting earlier in the day. He explained that a 75' tractor trailer car carrier entered the site with two cars parked in the exit location of the right-of-way. The tractor trailer was able to make the turn into the site without stopping on the ByPass and was able to maneuver through to the unloading area.

Mr. Allen asked if he had heard correctly that if the water issue does not get resolved, that Port City Nissan Suzuki would not be buying the property. Mr. Fecteau, owner of Port City Nissan Suzuk, spoke to the unclear status of the water main. If it should be determined that the water main has to be replaced through the public right-of-way on the ByPass, that would be a substantial expense which might preclude the purchase of the property. Mr. Fecteau went on to state that there had been some talk to installing a meter as a way of resolving the problem.

The Chair asked Attorney Loughlin to approach the podium and asked his position on the jersey barriers which delineate the 12' right-of-way. Attorney Loughlin explained that the barriers were installed by JASK Realty Trust, the adjacent property owner, and did not feel that they would be the responsibility of Port City Nissan. It was his opinion that the barriers had been installed to discourage people from accessing the Frank Jones Center at that location and to encourage them to use the signalized intersection instead. In terms of delineating the travel lane, a yellow line would be painted 12' from the northerly side of the right-of-way. It was Attorney Loughlin's position that there would be no parking of any vehicles in the green area in the front of the property in question.

The Chair made three calls for speakers. There being none, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Chief Plummer moved to approve the site plan with the following stipulations. Mr. Desfosses seconded the motion which passed unanimously.

1. That a note be added to the site plan indicating that no parking shall be allowed in the Route 1 ByPass right-of-way (green space area);
2. That the site plan indicate the location of "no parking" signs as per the direction of the Police and Public Works Departments;
3. That site plan approval shall be contingent upon the satisfactory resolution of the water line issue;
4. That a look be taken at the existing vegetation as one exits the property onto the Route 1 ByPass as far as visibility is concerned; and,
5. That the site plan indicate exit and entrance arrows as per the direction of the Police and Public Works Departments.

Adjournment was had at approximately 2:11 p.m.

These minutes were taken and transcribed by Barbara Driscoll, Administrative Assistant in the Planning Department.