

**SITE REVIEW
TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

JUNE 4, 2002

MEMBERS PRESENT: David M. Holden, Planning Director;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer
Michael Magnant, Deputy Police Chief;
Charlie Jones, Fire Marshal;
Tom Cravens, Engineering Technician; and,
David Desfosses, Engineering Technician

MEMBERS EXCUSED: Alanson Sturgis, Chairman of the Conservation Commission

ALSO PRESENT: Lucy E. Tillman, Planner 1

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The Chair called the meeting to order at approximately 2:00 p.m.

I. OLD BUSINESS

A. The application of **Jay Gingrich**, owner, for property located at **915 Sagamore Avenue** wherein site plan approval is requested for the construction of a 24' x 72' one-story addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district. **(This application was tabled at the Committee's April 30, 2002, meeting to this meeting.) (A request has been received from the applicant that the application be tabled to the Committee's July 2, 2002, meeting.)**

The Chair read the notice. Mr. Cravens moved to re-table the application to the Committee's July 2, 2002, meeting. Mr. Desfosses seconded the motion. The motion passed unanimously.

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B. The application of **325 State Street LLC, owner and applicant**, for property located at **325 State Street** wherein site plan approval is requested for the construction of a five-story 28,324 s.f. (footprint) building for office, retail and apartment use with related paving, utilities, landscaping, drainage and associated site improvements. The existing structure will be demolished. Ninety-six covered parking spaces will be provided. Said property is shown on Assessor Plan 116 as Lots 1, 2 and 6 (lots to be combined) and lies within the Central Business B and Historic A districts. **(This application was tabled at the Committee's April 30, 2002, meeting to this meeting.) (A request has been received from the applicant's engineer that the application be tabled to the Committee's July 2, 2002, meeting.)**

The Chair read the notice. Mr. Cravens moved to re-table the application to the Committee's July 2, 2002, meeting. Mr. Desfosses seconded the motion. The motion passed unanimously.

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II. PUBLIC HEARINGS

A. The application of **ONB Realty Corporation**, owner, and **Chittenden Bank**, applicant, for property located at **1555 Lafayette Road** wherein site plan approval is requested for the following: 1) the construction of a one and one-half story 32.15' x 65' (2,990 s.f. footprint) building with drive through to be used as a bank building; 2) the construction of a 35.33' x 44' canopy for the bank drive through, 3) the construction of a 5.5' x 18' canopy on the southerly side of the bank building; and, 4) the construction of a one-story 8,500 s.f. building for use as office space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 251 as Lot 125 and lies within a Mixed/Residential/Business district.

SPEAKING TO THE APPLICATION:

The Chair read the notice. Dennis Moulton of Millette, Sprague and Colwell addressed the Committee stating that he was representing the bank. He spoke to a previous approval for Ocean National Bank adding that Ocean National Bank had been acquired by Chittenden; that Chittenden had acquired the rights to the property and had decided to revise the previously approved plans.

Mr. Moulton went on to state that the proposal before the Committee is very similar to the prior submittal. Mr. Desfosses suggested that the dumpster be rotated 90 degrees to allow for easier maneuverability for the waste management truck.

Mr. Moulton explained that the previous 10,000 s.f. one-story office building would now be 8,500 s.f. He stated that the setbacks from Lafayette Road would remain the same; that being 71'; and that the necessary approvals had been received from the Board of Adjustment in May. A twelve month extension was also granted by the Board of Adjustment for the temporary bank building.

With regard to drainage, Mr. Moulton commented that the runoff would enter a detention pond, a drainage swale and would drain into a manhole connected to the existing catch basin on Lafayette Road. Parking has been provided in excess of the spaces required. The loading zone is shown on the plan. Utilities coming in from Lafayette Road currently serve the old bank building. A sewer line connection has been stubbed at Elwyn Road for the new building. The lighting has been re-arranged to accommodate the new layout. The trash container is enclosed.

Mr. Moulton spoke to the improvements to the Elwyn and Lafayette Roads intersection and mentioned that there was an agreement in place with Ocean National Bank providing for Ocean National Bank to contribute up to \$20,000 towards the widening of Elwyn Road so that there will be an exclusive right turn lane, an exclusive through lane and an exclusive left turn lane and also to extend the island separating the lanes.

The Chair commented that this was déjà vu all over again. He asked that Mr. Moulton review the previous letter of decision to determine what issues are outstanding.

From the Technical Advisory Committee:

1. That the site plan indicate that the irrigation control is set from inside the building (**note to be added to the plan**);
2. That the dumpster be relocated as proposed (**dumpster has been relocated but suggestion was made to turn dumpster 90 degrees**);
3. That the median strip be extended per review of John Burke, the City's Transportation Engineer (**the request was made by John Burke that the strip be extended by another 5'**);
4. That the site plan indicate a connection to the master fire box (**note is on the plan**);
5. That the detention pond be relocated out of the right-of-way (**done**);
6. That the drainage plan be reviewed with David Desfosses, Engineering Technician (**done**)
Mr. Moulton commented that the proposed condition would be less than the previous submittal;
7. That the handicapped spaces be located near the center of the building and not concentrated at one end of the building (if the new building is a multi-user building) (**done**);
8. That the site plan delineate the fire service to the back building (**done**);
9. That the landscaping plan be subject to review by the City Arborist or her designee (**the landscaping plan will be reviewed by Lucy Tillman of the Planning Department**);
10. That the site plan be reviewed by the Traffic/Safety Committee with a recommendation back to the Planning Board (**done and not needed for this application**); and,
11. That a note be added to the site plan that the solid board fence along the easterly and southerly boundaries shall be maintained regularly (**to be done**).

From the Traffic/Safety Committee:

1. That the applicant extend the median barrier on U.S. Route 1 subject to NH Department of Transportation (NH DOT) approval to prevent left turns out of the bank driveway onto U.S. Route 1 (**needs to be extended by an additional 5'**);
2. That the applicant shall install a "No Left Turn" sign at the driveway to U.S. Route 1 (**signage is shown on the grading and existing features plan**);
3. That the applicant widen Elwyn Road as needed from its intersection with U.S. Route 1 to the proposed driveway to provide an additional turn lane at the Elwyn Road approach to the intersection. The design shall be subject to the review and approval of the NH Department of Transportation and the City's Traffic Engineer. (This improvement will reduce the frequency of cars stacking back from the signalized intersection and blocking the proposed driveway.)
4. That the applicant be responsible for the cost of retiming the traffic signals or providing additional signal equipment necessary to accommodate the new turn lane at Elwyn Road and U. S. Route 1;
5. That the applicant extend the island divider between the two parking lots to prevent drivers from the larger parking lot from conflicting with the one-way traffic coming from the drive-thru lanes. The applicant shall also stripe stop bars, post stop signs and post a "Do Not Enter" sign as indicated on the plan (**It was suggested that this stipulation could be eliminated.**); and,
6. That the applicant shall move the loading zone spaces from the last space adjacent to Elwyn Road to a location immediately adjacent to the proposed new office building (**done**).

From the Planning Board:

1. That the site plan shall indicate that the construction line shall be no more than 10' from the back of the foundation and that a snow fence shall be installed during the construction process **(to be done)**;
2. That the stone trench area to the rear of the building will be removed from the site plan and in its stead, the plan shall indicate a five foot concrete sidewalk that would run to the end elevation of the building and which would tie into the main sidewalk in front of the building **(it was suggested that this stipulation could be eliminated subject to Code review; it being the Fire Marshal's opinion that exits could be to the front and sides of the building)**;
3. That the site plan shall indicate a roof drainage system which would tie into a PVC line running adjacent to the rear sidewalk; such drainage system shall be reviewed by Arthur Parrott, Planning Board Chair; David M. Holden, Planning Director; and, David Allen, Deputy Public Works Director **(the suggestion was made that this stipulation could be eliminated)**;
4. That the air conditioning units shall be located somewhere between the handicapped parking spaces and the dumpster **(it was suggested that a note be added to the plan indicating that the air conditioning units will comply with Article V of the Zoning Ordinance regarding noise levels)**; and,
5. That the proposed 10,000 s.f. building shall be sprinklered **(the proposed 8,500 s.f. building will be sprinklered)**.

Mr. Desfosses commented that the noted that there was some grading inside the tree line adding that the tree line is hard and fast. Mr. Moulton responded that the trees are an issue of concern; that the removal might be best for the neighbors referring to a tree that had come down.

It was suggested that the front drive entrance be reconfigured so that there would be no left turn onto Lafayette Road. Mr. Moulton commented that a NH DOT Permit would be required. Mr. Burke countered by stating that approval would be required for the median anyway. Mr. Moulton asked if signing would suffice. Discussion ensued on the need to reconfigure the entrance with Mr. Moulton finally agreeing to the reconfiguration and agreeing to working with NHDOT on same.

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

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Desfosses moved to approve with stipulations. Deputy Chief Magnant seconded the motion.

1. That the grading be altered so that the tree line is protected;
2. That the dumpster be rotated 90 degrees;
3. That stipulation #2 from the March 15, 2001, meeting of the Planning Board be reviewed by a Code official;
4. That with regard to the domestic water service being brought into the bank building, that all water will go through that meter and two back flow preventers will be installed before service enters other building;

5. That the prior formula regarding off-site improvements shall remain in effect under new successors;
6. That the U.S. Route 1 median strip be extended another 5' subject to approval of John Burke, the City's Parking and Transportation Engineer;
7. That the Lafayette Road driveway be reconfigured to prohibit left turns onto Lafayette Road subject to review by John Burke, the City's Parking and Transportation Engineer with a recommendation to the Planning Board;
8. That the location of an additional "Do Not Enter" sign shall be subject to review and approval by John Burke, the City's Parking and Transportation Engineer; and,
9. That the May 21, 2002, Board of Adjustment Approval be indicated on the plan.

The Chair inquired as to the proposed uses in the office building with Mr. Moulton explaining that such had not been determined as yet; that they are showing the building as three units.

The motion passed unanimously.

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B. The application of the **Philip Singer Revocable Trust**, owner, and **CHI Engineering Services, Inc.**, applicant, for property located at **430 West Road** wherein site plan approval is requested for proposed site work associated with the use of the existing building as 10,000 s.f. of professional offices and 26,150 s.f. of manufacturing/warehouse space. Such site work includes providing additional parking, the rehabilitation of the existing detention/infiltration pond, the addition of handicap accessible ramps, the addition of loading areas, improvements to existing utilities and additional landscaping. Said property is shown on Assessor Plan 267 as Lot 28 and lies within a General Business district.

SPEAKING TO THE APPLICATION:

The Chair read the notice. Dennis Moulton of Millette, Sprague & Colwell addressed the Board commenting that the site is the former Standard Plumbing Supply warehouse that would be converted to professional offices and the manufacture of one of a kind systems for pumps, etc. He added that there would be very few changes to the site; that there would be no additions to the pavement. He did mention, however, that the outlet pipe for the catch basin is currently set the wrong way and would be re-set properly.

The parking lot will be restriped for parking spaces and to designate loading zones. Handicapped spaces will be provided in front of the building and ramps will be provided, as well. Currently, there is one step up. The pavement to the rear will be removed. Regrading will be done to provide drainage. He pointed out that the infiltration area had become clogged over the years; that it would be cleaned out and planted with water tolerant grasses in accordance with Best Management Practices. Attorney Pelech confirmed that the infiltration area was in need of maintenance and that the applicant was prepared to do so adding that a maintenance schedule would be noted on the plan.

Existing utilities will remain as is. A new fence will be constructed around the parking area.

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

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Allen asked for a better description of what would be done inside the building. Attorney Pelech stated that the building would be used by an engineering firm that designs devices for the natural gas industry; that valves are designed at the site; that there is a fabrication area for the assembly of systems on site. Pamphlets were submitted.

Peter Dirksen, principal and senior engineer, stated that the firm is currently located in Greenland with 28 employees and five technicians. The use is not a high hazard use and is not a high water user. They do use grinders for the cutting of metal pipes; however, there would be no noise generated outside of the building. A couple of office trailers will be stored on site and Board of Adjustment approval has been received for that use. Materials will be delivered by tractor/trailer with two deliveries a day during the busy season and none at other times.

Mr. Allen moved to approve with stipulations. Mr. Desfosses seconded the motion.

The question was asked about before and after parking spaces with the response being that there were 28 spaces with the previous use and that there would be 92 spaces with this use. Discussion ensued about the illegal left turns onto Lafayette Road at the West Road intersection with the determination being made that the Traffic/Safety Committee should look at modifications to the island at West Road and Route 1. It was determined that there was no connection to the access road for Water Country from this property.

Stipulations:

1. That the landscaping plan shall be reviewed by Lucy Tillman of the Planning Department;
2. That modifications of the island at West Road and U.S. Route 1 to prohibit illegal left turns onto Lafayette Road (U.S. Route 1) be reviewed by the Traffic/Safety Committee with a recommendation back to the Planning Board.

The motion passed unanimously.

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Let the record show that John Burke left at this time.

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C. The application of the **City of Portsmouth** for property located on **Peirce Island**, more specifically, the sewer treatment plant, wherein site plan approval is requested for upgrades to the treatment plant to meet Federal permit requirements with associated site improvements. Said upgrades will consist of an addition to the existing structure and modifications to existing tanks and piping including the installation of two underground storage tanks. The entrance to the new addition will be widened. Said property is shown on Assessor Plan 208 as Lot 1 and lies within a Municipal district.

SPEAKING TO THE APPLICATION:

The Chair read the notice. David Allen, Deputy Public Works Director presented the project assisted by Peter Rice, Water and Sewer Engineer. The proposal involves an addition and

modifications to the existing wastewater treatment plant to meet federal requirements and will provide a permanent facility for certain chemicals to be added to the wastewater for solids to settle out.

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

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Cravens moved to approve with stipulations. Fire Marshal Jones seconded the motion. The only stipulation was that the landscaping plan be subject to review by the Conservation Commission or Lucy Tillman of the Planning Department. The motion passed unanimously.

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D. The application of the **City of Portsmouth** for property located at **1 Clough Drive**, more specifically, the Little Harbor School, wherein site plan approval is requested for the installation of an underground sewer pumping facility with an above-ground control panel with associated site improvements. Said property is shown on Assessor Plan 206 as Lot 20 and lies within a Municipal district.

SPEAKING TO THE APPLICATION:

The Chair read the notice. David Allen, Deputy Public Works Director, presented the project assisted by Peter Rice, Water and Sewer Engineer. Many of the houses in the Brackett Road area are on failed septic systems. A grant has been received from The State of New Hampshire to put in a sewer system. The Public Works Department has been working with the neighborhood and the School Board for a suitable location, an innocuous place. An above-ground panel will be installed similar to the one for the Community Campus on Campus Drive. The panel will have screening and fencing. The fencing will be a chain link fence for visibility purposes.

The question was asked if there would be any odors with the response being in the negative with the explanation that the pumping cycle would keep the flow moving.

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

DISCUSSION AN DECISION OF THE COMMITTEE:

Mr. Cravens moved to approve. Mr. Desfosses seconded the motion. The motion passed unanimously.

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III. ADJOURNMENT was had at approximately 3:15 p.m.

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