

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**JULY 30, 2002**

**MEMBERS PRESENT:** David M. Holden, Planning Director;  
David Allen, Deputy Public Works Director;  
Michael Magnant, Deputy Police Chief;  
Charlie Jones, Fire Marshal;  
Alanson Sturgis, Chairman of the Conservation Commission;  
Tom Cravens, Engineering Technician; and,  
David Desfosses, Engineering Technician

**ALSO PRESENT:** Lucy E. Tillman, Planner 1

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**I. OLD BUSINESS**

A. 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 July 2, 2002, meeting to this meeting.)**

The Committee acted to take the application off the table and to re-table the application to a time indefinite as a suit has been filed in the Rockingham County Superior Court appealing the issuance of a Certificate of Appropriateness by the Historic District Commission. Abutters will be re-notified when the Public Hearing is re-scheduled.

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**II. PUBLIC HEARINGS**

A. The application of **505 Lafayette Road, LLC, owner**, for property located at **605 Lafayette Road** wherein site plan approval is requested for the enclosure of an existing 8' x 28' canopy at the rear of the existing building with associated site improvements. Said property is shown on Assessor Plan 229 as Lot 9 and lies within a General Business district.

The Public Hearing was convened. Jessica Winston of Millette, Sprague & Colwell presented the application. The Public Hearing was closed. The Committee voted to recommend approval of the site plan to the Planning Board subject to the following stipulations:

1. That certain traffic islands be reconfigured to provide for additional landscaping;
2. That clarification be submitted on the ownership of the four spaces at the top of the lot; and,
3. That the Department of Public Works review the traffic island reconfiguration prior to the Planning Board meeting.

B. The application of **Liberty Mutual Insurance**, owner, for property located at **225 Borthwick Avenue** wherein site plan approval is requested for the construction of a 532 s.f. one-story addition to the existing four-story building to be used as a scanning room and the construction of a 38' x 12' concrete pad to support the proposed relocation of the existing trash compactor with associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

The Public Hearing was opened. Anthony Esposito of Cubellis Associates presented the application. The Public Hearing was closed. The Committee voted to recommend approval of the site plan to the Planning Board with no stipulations.

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C. The application of **Liberty Mutual Insurance**, owner, for property located at **225 Borthwick Avenue** wherein site plan approval is requested for the installation of an emergency generator with a paved access way and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

The Chair read the notice. The request before the Committee requires a Conditional Use Permit for a portion of the proposed paved access way to the generator. The Committee voted to table the application to its September 3, 2002, meeting.

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D. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Two International Group**, applicant, for property to be known as **100 International Drive** wherein site plan approval is requested for the construction of a three-story, 39,150 s.f. footprint office building with a total of 103,000 s.f. of floor space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Pease Industrial district.

The Public Hearing was opened. Michael Peloso, a professional engineer, presented the plan to the Committee. The Committee voted to recommend approval subject to the following stipulations:

1. That the site plan indicate an internal sidewalk out to the street;
2. That consideration be given to the elimination of one of the two sidewalks shown on the driveway;
3. That a striping plan for the intersections be reviewed internally by David Desfosses, Engineering Technician with the Public Works Department and John Burke, the City's Parking and Transportation Engineer;
4. That the site plan indicate internal crosswalks;
5. That the Pease Development Authority be encouraged to work with the applicant to determine what the appropriate formula should be for the applicant's share in the off-site costs necessitated by the traffic improvements;
6. That the site plan contain a note that concrete sidewalks will be installed;
7. That the sewer decommissioning be reviewed with the Public Works Department;
8. That the site plan indicate that the extra pole will be eliminated once the conduits are in place;
9. That the applicant shall supply and have installed as part of the site development poles and lamps as determined by the City and the Pease Development Authority;

- 10. That a maintenance schedule for the catch basins with oil/water separators be provided to the Public Works Department;
- 11. That the site plan contain a detail sheet on the catch basins;
- 12. That the site plan indicate a lighting pattern and the type of lighting fixture to be used; and,
- 13. That compliance be had with the loading dock requirements of the Pease Development Authority.

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E. The application of **St. James Church**, applicant, for property located at **2075 Lafayette Road** wherein site plan approval is requested for improvements to the existing parking lot including reclamation on site with the installation of new pavement. Drainage will be improved with the opening of the catch basin on Lafayette Road and with the addition of a drainage pipe along the berm located at the rear of the parking lot. Said property is shown on Assessor Plan 268 as Lot 97 and lies within a Single Residence B district.

The Public Hearing was opened. The pastor from St. James, Fr. Agrapit Jean, presented the plan with the assistance of Bob Iafolla of Myriad Management. The Public Hearing was closed. The Committee voted to recommend approval of the site plan to the Planning Board subject to the following stipulations:

- 1. That a note be added to the plan that NHDOT approval is needed for the proposed improvements to the catch basin on Route 1;
- 2. That the rear property line be accurately indicated on the site plan;
- 3. That a number be submitted to the Planning Department (prior to the Planning Board meeting) using rational method calculations indicating that the proposed berm diverts an equal or greater amount of water than the proposed pavement is going to provide; and
- 4. That the site plan indicate the relocated drain line and the under drain.

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**III. ADJOURNMENT** was had at approximately 3:10 p.m.

This action sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.