

**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;  
Tom Cravens, Engineering Technician (Water);  
Alanson Sturgis, Chairman of the Conservation Commission;  
and, David Desfosses, Engineering Technician (Engineering)

**ALSO PRESENT:**

Lucy E. Tillman, Planner 1

**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 Chair read the notice. Mr. Desfosses moved to take the application off the table. Mr. Cravens seconded the motion. The motion passed unanimously.

The Chair explained that a Court action had been filed regarding the Certificate of Appropriateness issued by the Historic District Commission. Mr. Allen moved to table the application to a time indefinite. Mr. Desfosses seconded the motion. The motion passed unanimously. The Chair stated that abutters would be notified of the new date of the Public Hearing to hear this application (site review).

**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.

**SPEAKING TO THE APPLICATION:**

Jessica Winston of Millette, Sprague & Colwell addressed the Committee explaining that she was present on behalf of Peter Mouchlis who is looking to use the former Brueger's Bagels space for his practice (eye doctor). The proposal is to enclose an 8' x 28' canopy structure located near the existing building. The proposed enclosure will not add any impervious surface and will not

require any additional utilities. The existing dumpster is fenced and screened. The additional square footage requires two additional parking spaces that can be accommodated with striping.

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

**DISCUSSION AND DECISION OF THE COMMITTEE:**

Mr. Desfosses moved to approve. Mr. Sturgis seconded the motion. Mr. Desfosses wondered if some of the traffic islands could be reconfigured to include landscaping. The Chair agreed that the site appeared to be a sea of asphalt and additional landscaping would be appreciated. The Chair questioned ownership of four parking spaces at the top of the lot and asked for verification of ownership. The motion passed unanimously.

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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.

**SPEAKING TO THE APPLICATION:**

Tony Esposito of Cubellis Associates addressed the Committee and presented the proposal for a small one-story addition to be constructed where the existing compactor is located. The compactor will be relocated directly adjacent to the new addition. The proposed use is for the scanning of packages that are delivered to Liberty Mutual. Some saw cutting and removal of pavement will be involved.

The Chair made three calls for speakers. Seeing no one rise, the Chair declared the Public Hearing closed.

**DISCUSSION AND DECISION OF THE COMMITTEE:**

Mr. Desfosses moved to approve. Mr. Allen seconded the motion. Mr. Desfosses commented that he didn't think an application could be much simpler. The motion passed unanimously.

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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. Ms. Tillman explained that the application should be tabled to allow for the procurement of a Conditional Use Permit for the paving of a driveway to access the

generator. Mr. Desfosses moved to table the application to its September 3<sup>rd</sup> meeting. Mr. Allen seconded the motion. The motion passed unanimously.

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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.

**SPEAKING TO THE APPLICATION:**

Mike Peloso, engineer, presented the proposal and stated that the site is across from Lonza Biologics. The electrical service will be buried underground. The proposal calls for an 8" fire service and a 6" domestic service. The building will be fully sprinklered with a master box alarm. Mr. Peloso spoke to the sewer service and the installation of an 8" line. The gas service is existing on International Drive in front of the Baumann property and will be brought up within the right-of-way to service the proposed building. All the drives will be curbed with granite curbing. An extensive landscaping plan is included in the proposal. The parking requirements will be satisfied.

Mr. Peloso informed the Committee that Maria Stowell of the Pease Development Authority had stipulated that 5' concrete sidewalks be installed. He further reported that he had reviewed the drainage plan with David Desfosses (engineering technician with the City's Public Works Department) who had made some recommendations. Mr. Peloso indicated that he was working on a drainage report.

Mr. Allen spoke to the discontinuance of a section of the old sewer line and wondered if anyone was still tied into that. It was Mr. Peloso's opinion that the line had been cut off at the Baumann property and he didn't believe that anyone else was on the line.

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. The motion was seconded. The Chair expressed his concern that drainage information was not available for review by the full committee in light of the 25' setback from the wetlands and the potential runoff into the wetlands. It was Mr. Peloso's opinion that the value of the wetlands would not be degraded due to any runoff from the proposed project. He spoke about the use of treatment swales that would discharge to an existing drain manhole in front of the property. He further spoke about roof runoff entering a detention basin. He stated that there would be no runoff from the parking lot into the wetlands. The catch basins will have oil/water separators and a maintenance schedule. Mr. Peloso stated that the drainage plan complies with Pease Development Authority regulations.

Discussion then ensued regarding loading docks and whether the proposal met the requirements of the Pease Development Authority. Maria Stowell of the Pease Development Authority stated

that the proposal would have pavement in excess of what would be needed for parking and such an area could be set aside for the loading docks.

The motion passed unanimously. The stipulations are listed below:

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.

**SPEAKING TO THE APPLICATION:**

Father Aggie (Agapit Jean), pastor of St. James Church, addressed the Board and explained that the purpose of the proposal is to gain a few parking spaces, some of which were lost with the sale of the property to the rear and to improve drainage. He went on to explain how the water coming off Route 1 would be going into the drainage catch basin on Route 1. A drainage pipe will be added to an existing landscaped/natural berm to the rear of the property that should reduce the amount of sheet flow currently flowing onto adjacent property.

An area for additional parking will be provided to the front of the property adjacent to the VIP property. Also an additional area will be provided to the left side as one looks at the lot to the rear of the property (behind the garage). Pavement leading to the rectory and the garage will be widened to provide parking for staff. The green area around the tree will be evened up and made to look a little bit better. Granite curbing will be added to improve appearance and the existing curbing will be reset.

Bob Iafolla of Myriad Management Group and a parishioner of St. James addressed the Committee and explained that the parking lot was built in 1958 [reportedly by Bob Iafolla] with the rectory being built at a later date. He stated that a parking lot needs to be renewed every 40 years or so. He went on to state that the existing earthen berm created a situation where water was backing up under the pavement causing frost heaves. He continued on to state that the curbing in front of the church and rectory (by the catch basin) was causing a slippery and dangerous condition. He also spoke to the insufficient fire lane clearances during services.

David Desfosses stated that he had walked the site and asked Mr. Iafolla if he would guarantee the paving until the year 2042 with Mr. Iafolla replying, "absolutely".

Bob Brookhouse of 5 Pheasant Lane, the President of the Homeowners' Association, addressed the committee and stated that he was in favor of people going to church. He spoke to the fact that presently parking occurs along the access road to the Pheasant Lane development and sometimes parking is on both sides of the access road making it difficult for emergency vehicles to get by. He did express his concern about the increase in impervious area and any additional runoff to the rear of the property.

Mr. Desfosses explained that he had met on site with Mr. Iafolla. Mr. Desfosses felt that the proposal would do a lot to alleviate runoff.

Discussion ensued on the fact that the parking lot is unstriped; that drive thru, bumper to bumper parking is allowed between the church and the rectory; that because of the unique way of parking, the lot is actually more efficient than the normal parking lot. It was Mr. Iafolla's opinion that there would be no way to redo the parking to increase parking; that more pavement is required to effectuate that goal.

Mr. Brookhouse inquired as to the number of square feet that would be added with the reply being 6,000 s.f. Mr. Desfosses tried to explain that pavement from the top of the hill would be taken away so that water would not be running off quite as fast. It was his opinion that the runoff would be equal to or less than present conditions.

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

#### **DISCUSSION AND DECISION OF THE COMMITTEE:**

The Chair pointed out that the parking is grandfathered; that the layout is unique but does seem to work. Mr. Brookhouse from the Pheasant Lane Condo Association indicated that he was satisfied with the answers he had received. The Chair pointed out that the issue of parking on Hoover Drive and/or the access to Pheasant Lane was really a Traffic/Safety Committee issue.

Mr. Allen moved to approve. Mr. Cravens seconded the motion. The Chair stated that he had allowed unstamped plans to be submitted and asked if the committee was comfortable with that. No objection was raised. The motion passed unanimously. The stipulations of the recommendation follow:

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.

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