

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.
2002**

CITY COUNCIL CHAMBERS

SEPTEMBER 3,

**MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

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;
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 **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 with associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district. **(This application was tabled at the Committee's July 30, 2002, meeting to this meeting.)**

The committee voted to take the application off the table. Michael Leo, professional engineer with Vanasse Hangen & Brustlin presented the plan. The committee voted to recommend approval of the site plan subject to the following stipulations:

1. That the location of the groundwater monitoring wells be indicated on the site plan;
 2. That any existing access easements to the monitoring wells be shown on the site plan. If such an easement does not exist, then an easement for access to the monitoring wells should be granted to the City subject to the approval of the City Attorney as to content and form;
 3. That reports from V.O.C. samples for each monitoring well be submitted to Tom Cravens, Engineering Technician with the City's Water Department;
 4. That copies of the well logs for each monitoring well be submitted to Tom Cravens, Engineering Technician with the City's Water Department;
 5. That the site plan indicate the installation of a silt fence during the construction period of the proposed paved accessway and the installation of the additional third generator; and,
 6. That the specifications of the containment area for the fuel supply for the two existing and proposed generators be indicated on the site plan.
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II. PUBLIC HEARINGS

A. The application of **UR of Portsmouth, NH, Inc., applicant**, for property located at **1465 Woodbury Avenue** wherein site plan approval is requested for the construction of a 6,400 s.f. \pm building for a restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district.

Dennis Moulton, professional engineer with Millette, Sprague & Colwell, presented the plan. The committee tabled the application to its October 1, 2002, meeting. The tabling motion was made to allow for Board of Adjustment action on a Variance request for parking relief. The Public Hearing was left open.

Some of the outstanding concerns of the committee are listed as follows:

1. That a cleaning schedule for the oil/water separator together with cut sheets for the oil/water separator be submitted to David Desfosses, Engineering Technician, Public Works Department;
2. That a meeting be held between the applicant's engineer and David Desfosses regarding the proposed drainage system;
3. That the site plan show the entire developed plaza;
4. That the traffic engineer and the design engineer meet with City staff (Planning Department staff, John Burke, the City's Parking and Transportation Engineer, and Michael Magnant, Deputy Police Chief) regarding the proposed traffic pattern;
5. That a master box connection to the municipal system be indicated on the site plan; and,
6. That the 100' wetland buffer be indicated on the site plan.

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B. The application of **Whalesback Light, LLC, owner and applicant**, for property located at **96-98 State Street** wherein site plan approval is requested for the construction of a three story stair tower and a one-story 453 s.f. \pm addition to the rear of the building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts.

John Chagnon, professional engineer with Ambit Engineering presented the plan. A motion was made and seconded to approve the site plan subject to the following stipulations.

1. That the loading area be labeled on the site plan;
2. That the metes and bounds description be contained on sheet C-2 of the site plan; and,
3. That the size of the existing sewer and the location of the tie-in be determined and indicated on the site plan.

Subsequent to that action, the committee voted to table the application to its October 1, 2002, meeting. The tabling motion was made to allow for a report back from the Traffic/Safety Committee on the issue of unloading trucks and the matter of the proposed sidewalks (bituminous concrete vs. brick).

After the close of the TAC meeting, a request was submitted for the convening of a Special Meeting. Such a meeting has been scheduled for Thursday, September 19, 2002, at 2:00 p.m. in the Planning Department Conference Room (Room 320). This will afford the committee an opportunity to meet after the Traffic/Safety Committee meeting but prior to the Planning Board meeting. Abutters will be notified of this Special Meeting.

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C. The application of **Heron Realty Trust, owner**, and **Sean Correll, applicant**, for property located at **917 Greenland Road** wherein site plan approval is requested for the creation of a sixteen space parking lot for a proposed take out/eat in café with associated site improvements. Said property is shown on Assessor Plan 259 as Lot 7 and lies within a Single Residence B district.

Sean Correll presented the plan. The committee tabled the application to its October 1, 2002, meeting. The tabling motion was made to allow for the addition of certain details to the site plan; such as:

1. grades that show what the final elevation will be and the direction the drainage will flow;
2. details on the proposed fencing;
3. the location of the external 1,000 gallon grease trap;
4. details on the site lighting, and,
5. the moving of the proposed new concrete sidewalk a couple of feet a way from the property line.

It was suggested that the applicant contact the Planning Department to set up an appointment with the appropriate City staff to review the site plan. It is understood that the necessity of providing a sidewalk will be discussed. The Public Hearing remains open.

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D. The application of **Bluestone Properties, LLC, applicant**, for property located at **2236 Lafayette Road** wherein site plan approval is requested for the construction of a 4,828 s.f. ± one-story building proposed to be used as a restaurant/commercial/retail mix with related paving, utilities, landscaping, drainage and associated site improvements. An existing single-family residence and two auxiliary buildings (cabins) will be demolished. Said property is shown on Assessor Plan 267 as Lot 2 and lies within a General Business district.

Eric Weinrieb, professional engineer with Altus Engineering, presented the plan. The committee voted to recommend approval of the site plan subject to the following stipulations:

1. That the snow storage area indicated in the proposed 12' easement area be eliminated from the site plan;
2. That the site plan be revised to show a 10 to 1 taper for the decel lane;
3. That the Traffic/Safety Committee review the site plan with a report back to the Planning Board;
4. That information on the proposed sight distance information be provided; and,
5. That the landscaping plan shall be approved by Lucy Tillman of the Planning Department.

F. The application of **HCA Health Services of NH, owner**, for property located at **333 Borthwick Avenue** wherein site plan approval is requested for the construction of a 795 s.f. ± one-story "fill-in" addition to an existing building together with the reconfiguration of existing paved parking spaces to provide for an ambulance driveway, including the repair of existing drainage adjacent to the new driveway. Also included in this application is the construction of a new entrance vestibule and canopy extension at the Pavillion entrance with associated site improvements. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research district.

Dennis Moulton, professional engineer with Millette, Sprague & Colwell, presented the plan. The committee voted to recommend approval of the site plan subject to the following stipulations:

1. That the site plan indicate the location of the monitoring wells;
2. That an access easement be granted to the City of Portsmouth for access to the monitoring wells for sampling purposes with the content and form of the access easement to be approved by the City Attorney; and,
3. That copies of the well logs for each of the monitoring wells be submitted to Tom Cravens, Engineering Technician, Water Department.

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G. The application of **Bold Beginnings, Inc., owner**, for property located at **133 Islington Steet** wherein site plan approval is requested for the construction of a three-story, 6,608 s.f. ± addition to an existing building for use as eight residential units with related paving, utilities, landscaping, drainage and associated site improvements. The existing 3,276 s.f. ± one-story function hall to the rear facade will be demolished as well as the rear deck and stairs. Eleven covered parking spaces are included in the proposal. Said property is shown on Assessor Plan 138 as Lot 15 and lies within Central Business B, Apartment and Historic A districts.

John Chagnon, professional engineer with Ambit Engineering, presented the plan. A motion was made and seconded to approve the site plan subject to the following stipulations:

1. That an infrared verification be had of all utility connections after a year's interval with the results to be submitted to David Desfosses, Engineering Technician with the Public Works Department;
2. That any pavement disturbance would have to be done by saw cutting;
3. That a 300' radius (of the property in question) parking survey during peak times be submitted;
4. That a construction schedule shall be worked out at the appropriate time with Public Works Department with a plan on how those who would be affected would be notified;
5. That the landscaping plan is subject to approval by Lucy Tillman of the Planning Department;
6. That more information be submitted on the drainage analysis; such as, additional material on Sudbury Street; and,
7. That a note be included on the site plan indicating that any HVAC units must comply with Article V of the City's *Zoning Ordinance* and may be subject to Historic District Commission approval.

Subsequent to that action, the committee voted to **table** the application to its **October 1, 2002**, meeting starting at 2:00 p.m. to allow for a report back from the Traffic/Safety Committee especially regarding parking concerns.

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III. ADJOURNMENT was had at approximately 4:10 p.m.

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