

SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

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

FEBRUARY 4, 2003

MEMBERS PRESENT: Lucy E. Tillman, Planner 1, Acting Chairman;
John Burke, Parking and Transportation Engineer;
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)

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I. OLD BUSINESS

A. The application of **Richard Sylvester** for property located at **141 Banfield Road** wherein site plan approval is requested for the construction of a one-story 26,000 s.f. ± building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lots 2 and 3 (to be combined) and lies within an Industrial district. **(This application was tabled at the Committee's January 7, 2003, meeting to this meeting.)**

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Mr. Sturgis made a motion to take the application off the table. Mr. Cravens seconded the motion. The motion passed unanimously.

Jessica Winston of Millette, Sprague & Colwell addressed the Committee and stated that the site plan had been tabled at the January 7th Committee meeting to address a number of items. The revised plans were reviewed with the Planning Director, David Holden, and David Desfosses of the Public Works Department. At that time, a couple of items were brought to Ms. Winston's attention. Mr. Desfosses was concerned that the septic system would not be adequate if the use of the building were to change. A note has been added to the site plan that states that if the use were to change, the septic design would be re-designed at that time.

Concern had also been expressed by Mr. Desfosses about the side slopes to the entrance driveway. Ms. Winston stated that the proposal would include armoring the sides and installing guardrails along the entrance.

Ms. Winston stated that the previous snow storage note had been removed and that the treatment swale detail had been expanded to show the under drains. Ms. Winston went on to state that a cross section of the entrance drive would be provided showing culvert(s), water service(s),

grades at side slopes, armor and guard rails. She indicated that a master box connection would be provided and stated that the parking that backed into each other had been eliminated.

The Chair asked if there was anyone else present to speak to, for or against the application. There being none, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Cravens moved to approve with stipulations. Mr. Allen seconded the motion. The motion to recommend approval passed unanimously with the following stipulations:

1. That the site plan include cross sections of the entrance showing culvert(s), water service(s), grades at side slopes, armor and guard rails; and,
2. That the areas on the site plan where the parking spaces are backing into one another will be corrected.

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B. The application of **Sharan Gross** for property located at **201 Cate Street** wherein site plan approval is requested for the construction of a two-story 30' x 46' ± building with a footprint area of 1,476 s.f. ± with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district. **(This application was tabled at the Committee's January 7, 2003, meeting to this meeting.)**

The Chair announced that the above application was tabled to the Committee's March 4th meeting.

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II. PUBLIC HEARINGS

A. The application of the **City of Portsmouth** for property known as **Peirce Island** wherein site plan approval is requested for the creation of an East Ends Trail Project with recreation trails, pedestrian access points and scenic overlook areas with associated site improvements. Said property is shown on Assessor Plan 208 as Lot 1 and lies within a Municipal district.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Steve Towne of Oak Point Associates presented the plan together with Cindy Hayden, Community Development Director. The proposal calls for stone dust trails on the easterly end of the island with three waterfront overlook areas all being a part of the next phase of the Peirce Island Master Plan. Some shoreline stabilization will be done in the area of the outdoor pool.

The trail network will connect to the existing trail that eventually goes out to Four Tree Island extending over to the existing parking lot over to a kiosk type trail head with signage indicating

the different networks. The trail will then continue along the shore past the treatment plant road. There will be overlook improvements on the bluff towards the shipyard view. The trail will continue past that point with shoreline access and continue on towards the Fort Washington remains. An overlook is proposed for that area. Minor regrading will be required to make the trail handicapped accessible. The remainder of the trail will have an overlook of the South End neighborhood. That will be a secondary trail that will be narrow in width with a grass surface.

The proposal calls for some 3,800 linear feet of trail with interpretive signage throughout and associated crosswalks. Warning signage will be provided for users of the roadways to yield to pedestrians. Some sloping areas will result in the traversing of low points and will require the installation of culverts at two locations.

Mr. Allen asked if the grass trails would have built up areas. Ms. Hayden replied that they would be pretty much working with what is there; that there would be directional signs adding that they were trying to cause as little disturbance as is possible. It was Ms. Hayden’s opinion that all the funding would be in place after July 1.

The Chair inquired as to what would be done as far as installing a gate where boulders currently block the road. Ms. Hayden spoke to the installation of a single arm swing type gate with a lock with a bollard next to it. Signage would be installed restricting general public access to the treatment plant with authorized traffic only beyond a certain point. Signage will also be installed that indicate that no bicycles are allowed. The trails are not intended for use as a bicycle route.

The Chair asked if there was anyone else in the public wishing to speak to, for or against the petition. Seeing no one rise, the Chair declared the Public Hearing closed and asked the pleasure of the Board.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Sturgis moved to approve. Mr. Cravens seconded the motion. The motion to approve passed unanimously with no stipulations.

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At this point in the proceedings the Chair announced that the Ruby Tuesday’s application was tabled to next month.

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B. The application of **Public Service Company of New Hampshire** for property located at **280 Gosling Road** wherein site plan approval is requested for the construction of an electrical power substation consisting of an 891 s.f. footprint control house and a 5,440 s.f. equipment footprint with related drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 2 and lies within a Waterfront Industrial district.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

John Chagnon of Ambit Engineering addressed the Committee and presented the plan. He stated that he was present on behalf of Public Service of New Hampshire and that Rick Prince, Phil Massicotte and Kathleen Lewis of Public Service were also present as well as Jack Hayes from

NH Soils Consultants. The application involves the construction of a substation with stormwater mitigation. The only utility will be a phone line connection.

Mr. Chagnon indicated that a sound study revealed that the noise that will emanate from the proposed use would be 19 decibels below the existing background noise at the property line.

Originally the proposal called for the construction of a temporary control house until the station was up and running. However, it has now been decided that a permanent control house would be constructed from the get go. A fence will be installed with a locked gate for security purposes. The goal is to have the equipment lines in service by mid summer of this year. The rest of the equipment will be installed as demand arises. In other words, the whole project will be permitted. However, if the rest of the structure is not completed in a year or two, then Public Service would have to come back and re-permit once the need was established for additional transformers.

The proposal calls for a detention pond and associated swales. As far as grading is concerned, Mr. Chagnon indicated that the site is somewhat level at the northwest side. Adjacent to the existing roadway, the ground slopes to the southwest towards the power lines. The need to create a very large flat area will necessitate cutting into the slope some six or eight feet to create a flat area. All in all, it was Mr. Chagnon's opinion that the site was a pretty balanced site. Some material will have to be brought in for a gravel finished surface. Mr. Chagnon stated that test borings indicate that there is no ledge that would get in the way of the project.

Mr. Chagnon noted that the detention pond is located within the 100' buffer from the wetland. He informed the Committee that has received a ruling from Peter Britz, the City's Environmental Planner, that such a use is exempt from Conditional Use Permit requirements. Mr. Chagnon went on to state that he had submitted a Wetlands Function Value Assessment performed by NH Soils Consultants that basically supports the criteria for granting a Conditional Use Permit. In Mr. Chagnon's opinion the site is suitable for the proposed development.

A Site Specific Permit has been granted. A copy of the Natural Heritage Inventory results was submitted that indicated that there was no occurrence of any sensitive species on the site.

In the event of a transformer leak, precautions will be taken to protect the environment.

Sheet D-2 indicates the use of a V notch weir, a peak runoff stormwater mitigation device. The detail sheet also has a cross section of the electrical equipment showing the high voltage line on the northeast side to the lower voltage line on the southwest side.

The proposal will alleviate some of the load on the existing substation which services a large section of Portsmouth.

Mr. Allen inquired as to the treatment of the slope. Mr. Chagnon replied that it is a 2-1 slope. Mr. Allen commented that the slope is pretty long. Mr. Chagnon concurred stating that it is some 40' long.

The Chair commented that it was her understanding that the whole site would be graded during the summer. Mr. Chagnon concurred. The Chair inquired if the concrete pad would be installed this summer. Mr. Chagnon responded that most likely it would not be installed this summer. It was the Chair's understanding that the containment tank would be installed this summer with Mr. Chagnon replying, "correct".

Mr. Desfosses asked that the Portsmouth topography be added to the plan. Mr. Desfosses inquired as to the cleaning out of the detention pond. It was decided that the detention pond would be inspected yearly and cleaned out as needed with a report to the Public Works Department.

The Chair inquired if there was anyone else wishing to speak to, for or against the application. Seeing no one rise, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Desfosses moved to approve the site plan with stipulations. Mr. Cravens seconded the motion. The motion to recommend approval of the site plan to the Planning Board passed unanimously with the following stipulations:

1. That the detention pond be inspected annually with sedimentation to be removed as needed and a report submitted to the Public Works Department;
2. That the temporary stone check dam remain in place permanently;
3. That the slope between the substation and the detention pond be permanently covered with jute mats to prevent erosion;
4. That the issue of the installation of the concrete pad for the second transformer be worked out with the Planning Director prior to the Planning Board meeting;
5. That after the substation is built and on line, that another environmental noise survey be conducted from the same points as the original survey with a report submitted to the Planning Department; and,
6. That the "temporary" control house be eliminated from the site plan.

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C. The request of **Ruby Tuesday, Inc.** for property located at **1574 Woodbury Avenue** wherein an amendment to an approved site plan is requested for the construction of a 5,250 s.f. ± building for restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 17 and lies within a General Business district.

Mr. Allen moved to table the application to the Committee's March 4th meeting. Mr. Sturgis seconded the motion that passed unanimously.

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III. ADJOURNMENT was had at approximately 2:50 p.m.

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