

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS DECEMBER 2, 2003
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman, David Allen, Deputy Public Works Director, David Desfosses, Engineering Technician; Steven Griswold, Deputy Fire Chief; Capt. Janet Champlin, Police Department Representative; and, Alan Sturgis, Chairman of the Conservation Commission

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. PUBLIC HEARINGS

A. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval was requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 1 would contain two structures with each containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

B. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 2 would contain one structure containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

C. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 3 would contain two structures with each containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

These three applications were heard together. As a result of such consideration, the Committee voted to **table** the application to the Committee's **January 6, 2004** meeting. The tabling motion was made to allow for the submittal of revised plans. Some of the comments of the Committee follow:

- 1) That No Parking signs be placed on the shared 24' driveway so that emergency vehicles have access to Units 10 and 11;
- 2) That each lot must be treated separately with water and sewer service going into each lot separately;

- 3) That easements are required for drainage access;
- 4) That easements for utilities are required or a revised design showing separate sewer, water, gas, electric, telephone and cable installations separately for each lot and the same should be reflected on the revised plans;
- 5) That a note be added explaining what the Condo Association is responsible for, including the sidewalks and the grading;
- 6) That Units 10 & 11 should have residential sprinkler systems as those units are problematic for access by fire trucks;
- 7) That sumps should be included in the catch basins and the pipe should have RCP or ductal pipe;
- 8) That a note be added relative to snow removal;
- 9) That the applicant will work with PWD to finalize a formula of contribution to the downstream drainage improvements that are required based on your incremental increase in flow;
- 10) That a note be added that the units without direct street frontage would be responsible for bringing their trash to a right-of-way.

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D. The application of **Biocast Associates, Inc.** for property located at **579 Sagamore Avenue** [Tidwatch Condominiums – A Planned Unit Development] wherein site plan approval is requested to amend a previously approved site plan for a planned unit development located at this location. Amendments requested include: a reduction in the remaining density of the project [from 41 units to 36 units]; the relocation of proposed units from previously approved locations; changes in unit types; a new emergency access/egress to Jones Avenue; new maintenance garage; along with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 223 as Lot 30 and lies within a Single Residence A district.

As a result of such consideration, the Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That there be no access or egress to Jones Avenue from this site, including during construction;
- 2) That stormwater cleansing, drainage and grading and stormwater treatment swales need to be shown in detail on the plan and should be reviewed by David Desfosses, Engineering Technician, prior to Planning Board meeting;
- 3) That water shut offs for units 104, 105, 106, 109 and 110 should be pulled back to the paved areas;
- 4) That there should be one water meter per building;
- 5) That a plan of as-built water mains should be provided to David Allen of the PWD;
- 6) That the existing fire hydrant be relocated to the traffic island next to units 84 & 95 and should have a blow-off;

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E. The application of **Christiana D'Adamo**, for property located at **44 & 54 Bridge Street** wherein site plan approval is requested for the following: a) a 273 sf connector addition for handicap ingress/egress between buildings located at 44 Bridge Street and 54 Bridge Street, and b) a 273 sf two story addition to the rear of 54 Bridge Street with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lots 53 & 54 (to be combined) and lies within a Central Business B district.

As a result of such consideration, the Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That a sign be posted for Handicapped Parking on cobblestone area;
- 2) That a master box be installed for the sprinkler system and the system should be reviewed and approved by the Fire Department;
- 3) That the lighting in the back courtyard should be lower to the ground so that the lighting doesn't shine on adjacent properties;
- 4) That there should be one water meter for the entire structure; the other water service should be capped by shutting it off at the main and thereby not disturbing the sidewalk.

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F. 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 **The Kane Company** for property located at **207 International Drive** wherein site plan approval is requested [subject to Subdivision Approval] for the construction of 116 additional vehicular parking spaces [total of 469 spaces] for use by the tenants of the existing structure (Liberty Mutual) along with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 315 as Lot 4 and lies within an Airport Business Commercial district.

As a result of such consideration, the Committee voted to **recommend approval¹ (see footnote)** of the site plan subject to the following **stipulations**:

- 1) That a note be made assuring that the applicant, upon completion of the project, clean and televise the drainage system in the area to assure that it is not adversely effected by the construction project;
- 2) That IT trip generation rates be provided to John Burke, Parking & Transportation Director, prior to the Planning Board meeting or the application will be tabled;
- 3) That, based on the traffic impact report, if there is an adjustment required on the formula, the applicant work with the City of Portsmouth and the PDA to determine the traffic impact;
- 4) That the applicant work with the City of Portsmouth and the PDA to determine whether a formula towards a contribution will be necessary for the sewer impact;
- 5) That snow storage be shown on the plan and approved by PWD prior to the Planning Board meeting.

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G. 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 **The Kane Company** for property located at **231 Corporate Drive** wherein site plan approval is requested [subject to Subdivision Approval] for the construction of a 24,000 s.f. two story building, along with vehicular parking for the proposed building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 314 as Lot 1 and lies within an Airport Business Commercial district.

As a result of such consideration, the Committee voted to **recommend approval (see footnote)** of the site plan subject to the following **stipulations**:

¹ See RSA 12-G:10© "In all instances the authority (Pease Development Authority) shall retain the power to make the final decision regarding applicability, interpretation, and enforcement of its land use controls, which shall require 5 affirmative votes".

- 1) That photometrics be reviewed by David Desfosses, Engineering Technician, prior to the Planning Board meeting;
- 2) That additional grading be added to the driveway entrances;
- 3) That the owner provide a license to the PDA for total access to the drainage system;
- 4) That a note be added to the plan reflecting which water main is active and which is inactive;
- 5) That a crosswalk be provided across Corporate Drive;
- 6) That the dumpster be screened in;
- 7) That the applicant remove the inappropriate snow storage area and relocate it to an appropriate area, subject to review by PWD;
- 8) That a note be added reflecting that the utility pole at southbound entrance will be relocated;
- 9) That the flood level of the site will be verified;
- 10) That the sprinkler system, to include a master box, be shown on the plan;
- 11) That the sidewalk behind the building be better defined;
- 12) That the handicapped parking space ramps be labeled;
- 13) That holes be added to the underground utilities conduit;
- 14) That two light poles be shown, similar to those used on other properties;
- 15) That an appropriate sewer agreement be worked out with the City of Portsmouth and the PDA for a contribution to the sewer system improvement plan;
- 16) That the applicant will work with the City of Portsmouth and the PDA to determine the appropriate site impact fee;
- 17) That the landscaping plan be reviewed by Lucy Tillman of the Planning Department;
- 18) That the Public Works Department and the Planning Department review the revised plan prior to Tuesday, December 9, 2003.

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H. The application of **Millenium Borthwick, LLC** for property located off **Borthwick Avenue** wherein an amendment to a previously approved site plan is requested to allow interior vehicular parking in one of the two (2) three story buildings that are to be built, each having a footprint of 50,400 s.f. for a total of 100,800 s.f. along with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14A and lies within an Industrial district.

As a result of such consideration, the Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That an agreement be worked out between the Applicant and Highliner Foods regarding a construction/work schedule to that access to their facility will not be blocked during normal business hours and that there will be no interruption in their general business (this agreement to be provided to the Planning Department);
- 2) That the parking spaces on Highliner Avenue be eliminated;
- 3) That the ramp be redesigned and a canopy be added to the plan to address drainage issues, with said plan being reviewed by the Public Works Department prior to the Planning Board meeting;
- 4) That the applicant is required to use Highliner Street as a construction entrance/exit;
- 5) That at the conclusion of the project, the applicant agrees to bring Highliner Street back to City standards, subject to the review of the Public Works Department;
- 6) That all other requirements from the previous Site Review Approval of July 18, 2002 shall continue to apply.

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II. ADJOURNMENT was had at approximately 5:00 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department