

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

MAY 27, 2004

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Paige Roberts, Vice Chairman; John Sullivan; Deputy City Manager Cindy Hayden; George Savramis; Richard A. Hopley, Building Inspector; and Alternate, Jerry Hejtmanek

MEMBERS EXCUSED: Kenneth Smith, Chairman; Thomas Ferrini, City Council Representative; Donald Coker; Alternate John Ricci and Raymond Will;

ALSO PRESENT: David M. Holden, Planning Director
Peter Britz, Environmental Planner

.....
I. NEW BUSINESS

A. The application of **Public Service Company of New Hampshire**, owner, for property located at **400 Gosling Road**, wherein site plan approval is requested for the construction of the following: a) a wood fire boiler and other related appurtenances and structures, b) a stack, c) an air emission control device and ductwork, d) a wood storage yard which will include a wood storage building, process building and integrated conveyor system on storage building extending from Lot 1 over the railroad parcel to Lot 2A, and e) relocate fireside wash recycle basin, and other related appurtenances and structures; all of the above referenced items to be constructed with associated paving, utilities, landscaping, drainage and site improvements. Said property is shown on Assessor Plan 214 as Lots 1 & 2 and lies within a Waterfront Industrial district.

Voted to **grant** Site Review Approval subject to the following stipulations:

Stipulations from the TAC Meeting of April 27, 2004:

1. That all conveyor belts shall be fire resistive and so noted on all appropriate plans;
2. That a sprinkler system(s) shall be installed in the process building;
3. That fixed fire fighting monitors, which are sufficient to provide water streams on all area of pile, shall be installed inside the wood storage building;
4. That the conveyor from the wood storage building to the boiler shall be equipped with a deluge sprinkler system;
5. That the boiler shall be built in accordance with applicable building and fire codes and shall be equipped with fire protection features and systems as the codes require;
6. That a *Pile Management System Plan* shall be prepared, implemented and provided to the Fire Department, which will prevent the fuel from remaining on-site long enough for conditions favorable for spontaneous combustion to develop, with a favorable report from the Fire Department;

7. That a new and improved version of a *Truck Management Plan* shall be prepared and approved by the Department of Public Works and the Portsmouth Police Department and that provides more detail in particular on proposed sign locations, sign descriptions, enforcement measures and describes how maps or other information will be disseminated to all haulers;
8. That heavy truck deliveries shall only use Gosling Road to access and egress the PSNH site and shall be restricted during peak periods, until such time as all immediate traffic improvements have been accomplished, and this condition to be revisited in six months time, if required;
9. That a cost allocation plan be provided and approved by the Planning Board with input from the Town of Newington and State of New Hampshire Department of Transportation relative to the \$2.5 million cost for the upgrade of Gosling Road so that is safe to accommodate these trucks, with the understanding that Shattuck Way is included in the review and that all parties will continue to work on this issue and to have a final report prepared for the Planning Board;
10. That trucks shall be prohibited from queuing on Gosling Road [note to show on Site Plan and in relevant management plans];
11. That the applicant provide the Planning Board with an update of the Rail Study and proposals on how rail can best be utilized in the future for further development on this site;
12. That the City Attorney consider and approve the contracts that are being proposed as part of the Truck Management Plan for content and form;
13. That the *Landscaping Plan* shall be approved by the Planning Department, prior to the Planning Board meeting [scheduled this writing for May 27th] and following a joint review of the Plan by City Staff, and representatives of PSNH and the owners of property located off Commerce Way;
14. That the maintenance schedule for all landscaping and fencing shall be identified on the Site Plan;

Stipulations from the TAC Meeting of May 20, 2004:

15. That a revised water distribution plan be submitted to the Public Works Department for review and approval;
16. That a recommendation be made by the Department of Public Works to the Town of Newington that they enforce no parking on the Newington side of Gosling between Woodbury and the Newington plaza access drive;
17. That the proposed pedestrian crossing on Gosling also include a crosswalk across the plaza access drive with a pedestrian signal facing McDonalds
18. That as-built Site Plans, both for on and off site improvements, be completed at the completion of the plan.

Stipulation from the Planning Board Meeting of May 27, 2004:

19. That prior to the issuance of a building permit a fully executed agreement be shown to the Planning Director to exist between Public Service of New Hampshire, the Town of Newington, the NHDOT and the City of Portsmouth regarding the manner in which the Gosling Road improvements will be constructed by the City of Portsmouth.

.....

II. ADJOURNMENT was had at approximately 9:30 p.m.

.....
This Action Sheet was prepared by Jane M. Shouse, Administrative Assistant in the Planning Department.