

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

**CITY COUNCIL CHAMBERS                      FEBRUARY 3, 2004  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** David M. Holden, Planning Director, Chairman, David Allen, Deputy Public Works Director, John Burke, Parking & Transportation Director, David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Alan Sturgis, Chairman, Conservation Commission; Steve Griswold, Captain, Fire Chief; and David Young, Deputy Police Chief

**ALSO PRESENT:** Lucy E. Tillman, Planner 1

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**I. PUBLIC HEARINGS**

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, b) an air emission control device and ductwork, c) a wood conveyor constructed over the existing coal conveyor extending from Lot 1 over the railroad parcel to Lot 2A, d) a 200'± x 300'± wood chip storage building including all wood chip handling equipment; and, e) relocate fireside wash recycle all 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.

As a result of such consideration, the Committee voted to **table** the application to the Committee's **March 2, 2004** meeting.

Some of the comments of the Committee from the **January 8, 2004 meeting** were as follows:

- 1) This application remains tabled until the PUC takes some action;
- 2) The issue of using the Seacoast MPO as part of the Regional Impact process to consider the use of rail. It was suggested that PSNH, the City of Portsmouth, NHDOT and Guilford convene to meet with representatives of the Seacoast MPO;
- 3) The possible use of the Newington spur road;
- 4) What improvements are needed to Gosling Road;
- 5) Traffic concerns and, in particular, the regional growth rate that should be used;
- 6) Stormwater treatment and retention details;
- 7) Further information on water/sewer utilities, both existing and proposed;
- 8) Further information on the air quality and any effect on other industries coming into the area;
- 9) Clarification on the passenger car equivalent.
- 10) Further investigation into the vacancies at Commerce Way and the Tradeport;
- 11) Information on the effect of interconnecting the traffic lights along Gosling Road and Woodbury Avenue;
- 12) Better figures on the accident rate on NH Route 16, including Little Bay Bridge and the interchange with Gosling Road;
- 13) Building elevations of the storage area and how it relates to other properties;
- 14) Information on vibrations from existing/proposed equipment;
- 15) Information on how traffic routes would be incorporated into management contracts with drivers;

Some of the comments of the Committee from the **February 3, 2004 meeting** are as follows:

- 1) This application remains tabled until the PUC takes some action;
- 2) Need additional information on building elevations and site characteristics and the same for the new proposed structures;
- 3) Additional technical information needed on drainage and grading, with a grading study recommended (it was not felt that an independent study was warranted at this time);
- 4) Information on the water system – existing and proposed;
- 5) Confirmation that the water system will meet the needs of the Fire Department, including hydraulic and flow calculations;
- 6) Another meeting should be scheduled to resolve traffic issues;
- 7) An alternative evaluation between Gosling and Shattuck Way is needed (shoulder width, residential uses, multiple signals, pavement, lane widths);
- 8) An independent verification of noise study is needed;
- 9) An independent study on the rail system is needed;
- 10) Better coordination with the City’s land use boards is needed;
- 11) Submission of any new materials at least five (5) days in advance of the next meeting.

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B. The application of **THE RLD REVOCABLE TRUST & THE AMD REVOCABLE TRUST** for property located at **3201 Lafayette Road** wherein site plan approval is requested for the construction of a 2,926 ± s.f. two-story office building, after removal of the existing office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 291 as Lot 7 and lies within a General Business and Garden Apartment/Mobile Home districts.

As a result of such consideration, the Committee voted to **table** this matter to the next regularly scheduled Technical Advisory Committee meeting on **March 2, 2004**

The following comments were made by the Committee:

- 1) There are sewer and water issues that need to be defined prior to the next TAC meeting;
- 2) Proposed water line connection likely requires correcting;
- 3) The existing driveway cut is too large and should either be reduced and/or eliminate some curbcuts;
- 4) That this application will be referred to the Traffic and Safety Committee at their next regularly scheduled meeting for recommendations;
- 5) The internal paved area should be reduced to enhance stormwater treatment;
- 6) A proposed lighting plan needs to be submitted;
- 7) That a swale be paved into the left side of the parking lot so that it could be plowed and kept functioning.

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**II. ADJOURNMENT** was had at approximately 4:45 p.m.

Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant  
Planning Department