

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

APRIL 27, 2004

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; John Burke, Parking & Transportation Director, David Desfosses, Engineering Technician; Steven Achilles, Assistant Fire Chief; Dante Puopolo, Police Department and Alanson Sturgis, Chairman, Conservation Commission

ALSO PRESENT: Lucy Tillman, Planner

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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 handing equipment; and, e) relocate fireside wash recycle all with associated paving, utilities, and such other accessory structures as required by this application, along with landscaping, drainage and site improvements. Said property is shown on Assessor Plan 214 as Lots 1 & 2 and lies within a Waterfront Industrial district. **(This was tabled at the April 6, 2004 TAC meeting)**

The Committee voted unanimously to **recommend approval** of the Site Plan to the Planning Board. The Motion and stipulations follow:

Motion to approve is subject to the Board of Adjustment approving the application for variances, which is presently pending before the Board. The affirmative vote on the TAC's motion does not prejudge or state an opinion of TAC on the merits of that application.

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;

7. That this application shall be reviewed and considered by the City’s Traffic and Safety Committee [next meeting scheduled for May 20th – contact John Burke for scheduling];
 8. That a new and improved version of a *Truck Management Plan* shall be prepared and approved by John Burke 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;
 9. 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 Gosling Road improvements are accomplished;
 10. 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;
 11. That trucks shall be prohibited from queuing on Gosling Road [note to show on Site Plan and in relevant management plans];
 12. 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;
 13. That Traffic and Safety consider the use of a compliance bond as part of the *Truck Management Plan*;
 14. That the *Storm Water Maintenance Plan* shall include a maintenance schedule, be identified on the Site Plan and provide for notification to the Department of Public Works;
 15. 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;
 16. That the maintenance schedule for all landscaping and fencing shall be identified on the Site Plan;
- Existing, not so much as a condition, the Technical Advisory Committee is posed to reconvene in a Public Session at 2:00 PM on May 20th of 2004 in the event there is a need to act on a revised Site Plan.

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II. ADJOURNMENT was had at approximately 3:20 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department