

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

**CITY COUNCIL CHAMBERS                      OCTOBER 5, 2004  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; John Burke, Director, Parking & Transportation; Thomas Cravens, Engineering Technician; David Desfosses, Engineering Technician; Steve Griswold, Captain, Fire Department; and David Young, Deputy Police Chief;

**ALSO PRESENT:**

.....

**I.        OLD BUSINESS**

A.        The application of **Henry S. Dutkowski, Owner**, for property located at **806 US Route 1-ByPass**, wherein site plan approval is requested to construct a 2-story 652 ± s.f. addition to the front of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 161 as Lot 43 and lies within a General Business B district. (This application was tabled at the Technical Advisory Committee meeting of September 7, 2004)

Voted to **table** the application to a time indefinite.

.....

B.        The application of **Wal-Mart Real Estate Business Trust and Joker's Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 185,685 ± s.f. s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district. (This application was tabled at the Technical Advisory Committee meeting of September 7, 2004)

Voted to **table** the application to a time indefinite.

.....

**II.       PUBLIC HEARINGS**

1.        The application of **Engel Family Trust, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive**, wherein site plan approval is requested to construct a 108.4' x 111', 12,032 ± s.f. 1-story addition to an existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district.

Voted to **recommend approval** of the site plan to the Planning Board with the following **stipulations**:

- 1) That this approval shall not be presented to the Conservation Commission as grounds to grant a Conditional Use Permit;
- 2) That the water supply to the automatic sprinkler system shall be shown on the Site Plans;
- 3) That the irrigation system shall be isolated with a backflow preventer, commensurate with the degree of hazard, installed according to water division standards;
- 4) That the dumpster pad shall be attached to the pavement;
- 5) That sidewalks shall be required along the frontage of the property;
- 6) That snow storage shall be labeled on the Site Plans;
- 7) That the need for Conditional Use shall be determined between the Planning Department and the Applicant;

.....

2. The application of **6-16 Congress, LLC, Owner** for property located at **6-16 Congress Street**, wherein site plan approval is requested to construct a 12,465 ± s.f. 4 & 5 story mixed use structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 37, 38 & 39 and lies within a Central Business B and Historic A districts.

Voted to **table** this application until the next regularly scheduled TAC meeting of November 2, 2004.

This was to allow the applicant to address the following issues:

- 1) That an Easement Plan and License Plan shall be prepared for review and approval by the City Legal Department;
- 2) That it be determined what materials will be used for the streetscape, i.e. what is going to be new granite, what is going to be old granite, where will the new granite go and where will the old granite go;
- 3) That the issues raised in the letter from Civil Works be addressed;
- 4) That the egress to the National Block remain open so that they comply with City Codes;
- 5) That a detailed description be provided regarding sewer and a meeting with the Department of Public Works is recommended;
- 6) That Sidewalk Easements shall be prepared for review and approval by the City Legal Department;
- 7) That the termination of shut-offs be shown on the plans;
- 8) That walkway safety be addressed in the construction area and the Church Street and Congress Street area to protect pedestrians from falling objects;
- 9) That the roof drains be shown on the plans;
- 10) That details be provided on specifications for brick construction, concrete handicapped ramp, and lighting,
- 11) That a determination be made for final paver material on Church Street;
- 12) That tree species need to be identified;
- 13) That electric metering should be shown on the plans;
- 14) That the sewer service shown on the plan should be 8' rather than 6";
- 15) That the water utility room should be shown on the detail sheet;
- 16) That the need for striping changes be referred to Traffic & Safety and a striping plan for Congress Street be submitted as part of the plans;
- 17) That trip generations be provided for existing development versus proposed development;

- 18) That lighting on Church Street be addressed;
- 19) That bike rack and bench specifications be provided for review and approval by the City;
- 20) That the loading zone be widened to 40' on Congress Street;
- 21) That a note be added to the Demolition Site Plans stating that improvements and operation in the public right-of-way require approval from the City Council;
- 22) That the plans show a stand pipe for the automatic sprinkler system for the fire service in the basement and that the stand pipe be in service and available to supply water as each floor progresses during construction;
- 23) That the details for granite curbing should be set in concrete and the brick shall be to city specifications and that the detail show the granite banding insulation and detail on the curbing;
- 24) That the tree detail reflects the granite curbing that will surround it;
- 25) That the electrical transformer on the side of the building, is on the abutting property, and an Easement will need to be prepared and noted on the plans;
- 26) That a note be added to the plan indicating that a sewer discharge permit be obtained;

.....

3. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein site plan approval is requested to construct a 170' x 150' (irregular) 26,422 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/Mariner's Village district.

Voted to **table** the application to a time indefinite.

.....

**II. ADJOURNMENT** was had at approximately 4:00 p.m.

Respectfully submitted,

Jane M. Shouse,  
 Administrative Assistant  
 Planning Department