

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS NOVEMBER 30, 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; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Steve Griswold, Captain, Fire Department; and David Young, Deputy Police Chief;

ALSO PRESENT: Lucy Tillman, Planner

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I. OLD BUSINESS

1. 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 the Central Business B district and Historic District A. (This application was tabled at the November 2, 2004 TAC meeting.)

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

From the October 5, 2004 TAC meeting:

- 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 Planning Board/City Council;
- 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;

From the November 2, 2004 TAC Meeting:

- 27) That the four doors on Congress Street be recessed for safety purposes or have the doors swing into the building, if code compliant;
- 28) That a garage door be considered researched so that further information can be provided at the next TAC meeting;
- 29) That a separate plan be prepared for signs and striping;
- 30) There are concerns over the landscaped area in the back of the building and there should either be a written agreement with the Porter Street abutters or it should be hardscaped;
- 31) That temporary arrangements for construction easements with the City need to be addressed, including the impact on abutters;
- 32) That construction hours will be added to the site plan;

From the November 30, 2004 TAC Meeting:

- 33) That there be a 5' clearance between the building and any obstructions to allow for snow plowing;
- 34) That a note be added to the Sign and Striping plan that all proposed pavement markings be ground off, suitable to DPW standards;
- 35) That the stop bar be at least 4' from the crosswalk;
- 36) That the roof drain be tied into the city drainage system;
- 37) That the hours of construction be modified on the plans to conform to the Zoning Ordinance, stating that Saturday hours are only allowed with the authorization of the Building Inspector;
- 38) That the ventilation grill be moved to the Church Street side and be placed at sidewalk level;
- 39) That the Memorandum of Understanding, dated November 30, 2004, between the Applicant and the owners of Porter Street Townhouse units be signed by all parties;



2. 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 190,800 ± 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 November 2, 2004 TAC meeting.)

Voted to **table** the application until the next regular TAC meeting on January 4, 2005 at 2:00 pm.

Stipulations from the November 2, 2004 TAC Meeting:

- 1) A report from NHDOT is required;
- 2) This matter should be scheduled before the Traffic & Safety Committee (if a Traffic Study is not required);
- 3) The water line should show that the fire service connects around the entire building and is connected to the loop with a valve and also identify how the service is going to work with the pump building (the plan is confusing and the area should be detailed);
- 4) The Easement Plan and language needs to be reviewed by the Legal/Planning Departments;
- 5) The City will meet with Coast to work out a bus loading area in front of the building;
- 6) That one or two new lights will be added to the rear intersection with Constitution Avenue;
- 7) That the conditions from the TAC meeting of September 7, 2004 will be brought forward;

Stipulations from the November 30, 2004 TAC Meeting:

- 8) That the size and type of the two grease traps be noted on the Site Plan;
- 9) That a Site Plan set be provided to the all Committee members, complete with revision dates and a note of what the revisions were;
- 10) That the note on the Site Utility Plan behind Joker’s that reads “Line to be abandon by city (typ)” be revised to read “Line to be abandoned according to City standards”;
- 11) That a note be added where the easement line leaves the property for clarification;
- 12) That the water service be changed to a 4” service;
- 13) That the irrigation system be changed to come off of the domestic water meter in the building;
- 14) That the applicant work with the Planning Department and the DPW to revise the parking plan to address pedestrian safety and aesthetics;
- 15) That porous pavement be used on the parking lot areas to break up the significant amount of flow from the site;
- 16) That a written report be prepared for the Committee regarding trip generations and traffic issues, including all written correspondence with NHDOT;
- 17) That after a response has been received from NHDOT, a meeting shall be scheduled with the NHDOT, the applicant and City personnel to discuss Constitution Avenue and trip generations;
- 18) That the applicant appear before the Traffic & Safety Committee after receiving a recommendation of approval from TAC;
- 40) That an Easement Deed and Easement Plan be prepared for review and approval by the City Legal Department;

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3. 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 and 250 ± s.f. of additional pavement for parking, 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 November 2, 2004 TAC meeting.)

This matter was **tabled** indefinitely.

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II. PUBLIC HEARINGS

A. The application of the **City of Portsmouth, Owner**, for property located at **22 Deer Street**, wherein site plan approval is requested to construct a 16' x 23' addition to an existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 12 and lies within a Municipal district and Historic District A.

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

- 1) That the Site Plan be revised to show the elimination of the exit drive onto Deer Street;
- 2) That the sidewalk be adjusted to 7' on the curved section and as close to 5' as possible in front of the building;
- 3) That the underground power source to the City lights be shown on the plans;
- 4) That the sidewalk tip down be shown where the existing crosswalk is located;

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B. The application of **Harold J. Henry, Owner**, for property located at **235-245 Islington Street**, wherein site plan approval is requested to construct a 20' x 38' 3-story free standing building, with a 760 ± s.f. footprint, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 45 and lies within the Central Business B district and Historic District A.

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

- 1) That all utilities on site shall be underground;
- 2) That the manhole shall be added to the Site Plan;
- 3) That the catch basin that the roof drains are tied into should be identified with the type and size of the pipe;
- 4) That a \$500 contribution shall be made to the City for brick sidewalks;
- 5) That it be determined whether the existing water feed is adequate for the new water service;
- 6) That a sewer clean out at the end of the sewer lateral shall be shown on the Site Plan;
- 7) That a meeting shall be scheduled with DPW to resolve outstanding issues;

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C. The application of **145 Heritage Avenue Properties, LLC, Owner**, and **Carlisle Capital Corporation, Applicant**, for property located **off Heritage Avenue**, wherein site plan approval is requested for the construction of two industrial buildings, one building to be 120' x 120' 1-story,

14,400 ± s.f. and one building to be 210' x 140' 1-story, 29,400 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 7 and lies within an Industrial district.

This matter was **tabled** to the January 4, 2005 TAC meeting.

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II. ADJOURNMENT was had at approximately 4:15 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department