

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

FEBRUARY 1, 2005

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman John Burke, Director, Parking & Transportation; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Steve Griswold, Deputy Fire Chief and Sgt. Frank Warchol

ALSO PRESENT: Lucy Tillman, Planner

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I. OLD BUSINESS

1. 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 January 4, 2005 TAC meeting.)

Voted to **table** the application until the next regular TAC meeting scheduled on March 1, 2005 at 2:00 pm.

The three areas that continue to be under review are the various site issues, building elevations and the anticipated highway improvements resulting from this project.

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;
- 19) That an Easement Deed and Easement Plan be prepared for review and approval by the City Legal Department;

Stipulations from the January 4, 2004 TAC Meeting:

- 20) That a lighting comparison be prepared for presentation to the Planning Board;

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2. 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 three buildings as follows: 1) a 120’ x 130’ 1-story industrial building with 15,600 ± s.f.; 1) a 210’ x 140’ 1-story industrial building with 29,400 ± s.f., and 3) a 30’ x 90’ 2-story garage with 2,700 ± 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 application was tabled at the January 4, 2005 TAC meeting.)

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

Stipulations from the January 4, 2005 TAC Meeting:

- 1) That a report by an independent wetland scientist be provided to the Planning Board;
- 2) That the elevations in the treatment area need to be addressed;
- 3) That the applicant work with DPW to determine a fair share cost mechanism for repairing the culvert at the corner of Banfield and Heritage and the culvert is to be upgraded before accepting any flow from this development;
- 4) That the driveway be relocated to the other side of the lot;
- 5) That the Heritage Avenue/Route 1 intersection be evaluated, subject to the cost of re-striping the Heritage approach to the Heritage/Route One intersection to extend the storage capacity of the approach lines;
- 6) That only one water meter per lot is allowed and the plans should reflect the connection from the first building to the second building
- 7) That the stray water line coming off of the fire line should be eliminated;
- 8) That the water service must be either 2” or 4” pipe;

- 9) That a standard "No Trucks" sign be added to the entrance;
- 10) That a Masterbox and a Knox Box be added to the plans;
- 11) That the size of the smaller wetland be added to the plans;
- 12) That plantings and landscape treatment be added along the edge of the detention pond in the rear of the property.

Stipulations from the February 1, 2005 TAC meeting:

- 13) That the applicant receive a favorable motion from the Traffic & Safety Committee regarding the sub-standard width of the driveway;
- 14) That the handicapped parking spaces for building #2, on the south side, should be rotated so the spaces can be used without backing up;
- 15) That the trees along the front of the lot be evaluated for more appropriate species;
- 16) That the applicant contact DPW for an erosion inspection prior to disturbing the site, after the clearing is done;
- 17) That the Landscaping Plan shall be subject to approval by the Planning Department;
- 18) That a note be added to the plans that if a variance is requested regarding parking requirements, it is not the intent of the TAC Committee or the Planning Board to use this approval to favorably grant said variance;
- 19) That the figures for the closed drainage system be provided to DPW prior to final approval;
- 20) That the Site Plan Cover Sheet be changed from "Construction Plans" to "Site Plans";
- 21) That each page of the Site Plans reflect the new address of 280 Heritage Avenue;
- 22) That a new Site Review application be submitted, reflecting three buildings;

II. PUBLIC HEARINGS

A. This is a notification of the intent of the **New Hampshire Port Authority** to implement specific improvements to the facility located **off Market Street**. These improvements are security related. This is a courtesy notice to the public of these improvements. Said property is shown on Assessor Plan 219 as Lot 5 and lies within a Waterfront Industrial district.

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

Stipulations from the February 1, 2005 TAC meeting:

- 1) That the security fencing be a black vinyl;
- 2) That the vehicle maneuvering area be evaluated and enhanced as possible;
- 3) That when the sewer line is being worked on, the two way traffic on Market Street shall be maintained;
- 4) That the water line be evaluated with DPW and the Fire Department to determine whether flow pressures can be enhanced;

B. The application of **F-Series Realty, LLC, Owner** for property located at **215 West Road**, wherein site plan approval is requested for the construction of a 2-story, 2,500 ± s.f. addition to an existing structure and construction of a fenced in parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 10 and lies within an Industrial district.

Voted to **table** the application until the next regular TAC meeting scheduled on March 1, 2005 at 2:00 pm.

Stipulations from the February 1, 2005 TAC meeting:

- 1) That a reference be added to the Site Plan showing the driveway easement that crosses the property;
- 2) That more details on site lighting be added to the Site Plans;
- 3) That the drainage system be evaluated regarding volume to determine whether a better system could be developed;
- 4) That the Site Plans identify how trucks will turn around on the site, using signage and striping;
- 5) That the Site Plans clarify how the back gate will be used;
- 6) That the Site Plans reflect that only new vehicles will be stored on the site, and amended approval would be required to store any used vehicles on the site;
- 7) That the back gate be re-aligned;
- 8) That upright handicapped signs be placed in front of the handicapped parking spaces;

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C. The application of **Northeast Credit Union, Owner**, for property located at **100 Borthwick Avenue**, wherein site plan approval is requested for the construction of a 2-story, 8,000 ± s.f. addition to an existing structure and expansion of the existing parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 15 and lies within an Office Research district.

Voted to **table** the application until the next regular TAC meeting scheduled on March 1, 2005 at 2:00 pm.

Stipulations from the February 1, 2005 TAC meeting:

- 1) That Sheet C-4 of the Site Plans clarify that the garage is a total of 24, 000 s.f.;
- 2) That a meeting be scheduled with John Burke, David Desfosses and David Holden to discuss traffic, sidewalks and on-site signage;
- 3) That the traffic engineer provide a written report;
- 4) That the details of the PSNH easement be shown on the plans;
- 5) That an additional monitoring well be installed next to the dumpster, with the location to be worked out with DPW;
- 6) That an easement be prepared to allow the City access to the monitoring wells;
- 7) That the ATM lighting be evaluated regarding the installation of buffering;
- 8) That the Lighting Plan be reviewed to determine what height the light poles should be;
- 9) That the Landscape Plan be approved by the Planning Department;

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D. The application of **Mark and Chong Jou Kim, Owners**, for property located at **3002 Lafayette Road**, wherein site plan approval is requested to demolish an existing 1-story building and for the construction of a new 1-story, 3,590 ± s.f. building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 292 as Lot 13 and lies within a Mixed Residential Business district.

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

Stipulations from the January 4, 2005 TAC Meeting:

- 1) That a meeting be scheduled with the applicant, the abutting property and staff to discuss the shared driveway;
- 2) That related site issues be reviewed with Lucy Tillman;
- 3) That a meeting be scheduled with Peter Rice and/or David Allen to discuss sewer and water issues;
- 4) That the handicapped parking space be moved so that it is not necessary to back into the space;
- 5) That the application be amended to reflect the new property and that a new legal notice be sent out at the cost of the applicant;
- 6) That the Landscape Plan be reviewed and approved by the Planning Department;
- 7) That a Knox box or master box and sprinkler system be installed to the specifications of the Fire Department;

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II. ADJOURNMENT was had at approximately 4:25 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department