

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

FEBRUARY 28, 2006

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician; Debbie Finnigan, Traffic Engineer; Steve Griswold, Deputy Fire Chief and Sgt. Frank Warchol, Police Department

ALSO PRESENT: Lucy Tillman, Chief Planner

.....
I. PUBLIC HEARINGS

1. The application of **Nash Family Investment Properties, Owner, and Smuttynose Brewing Company, Applicant**, for property located at **225 Heritage Avenue**, wherein site plan approval is requested to construct a one-story 16'4" x 43'8" building addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 1 and lies within an Industrial district. (This application was tabled from the January 31, 2006 Technical Advisory Committee Meeting)

Voted to **approve** with the following stipulations:

1. That the applicant is responsible for the tree removal;
2. That the "Exit Only" signs be replaced with "Do Not Enter" signs on both sides of the drive;
3. That the back parking lot shall be reshaped, regraded and repaved and pavement cross section details shall be added to the Site Plans;
4. That the inverts need to be repaired with Site Plan details explaining how to fix the problem;
5. That a sprinkler system shall be installed to cover 100% of the building;
6. That a Knox Box shall be installed and attached to the building;
7. That the Planning Department shall work with the applicant to assign responsibilities on Site Plan issues, with particular attention to pavement and drainage concerns, prior to the Planning Board meeting on March 16, 2006.

.....
2. The application of **Martingale Wharf, LLC, Owner**, for property located at **99 Bow Street**, wherein site plan approval is requested to construct a 6/7 story 80' x 45' addition to the left side of an existing building and a 6 story 36' x 56' addition to the right side of an existing building, with related paving, utilities, landscaping, drainage and associated site improvements.

Said property is shown on Assessor Plan 106 as Lot 54 and lies within the Central Business A District, Historic A District and Downtown Overlay District. (This application was tabled from the January 31, 2006 Technical Advisory Committee Meeting)

Voted to **table** the application to the next regularly scheduled TAC meeting on April 4, 2006 at 2:00 pm.

In the interim, a meeting will be scheduled between the applicant, the utility companies, DPW and the Planning Department to discuss all outstanding utility issues, including sewer and water and a meeting will also be scheduled with Deb Finnigan, Traffic Engineer, Steve Parkinson, Director of Public Works and the Planning Department to discuss outstanding traffic issues;

.....

3. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Lonza Biologics, Inc., Applicant**, for property located at **101 International Drive**, wherein site plan approval is requested for the construction of a 3-story, 285,000 ± s.f. addition to an existing building, and temporary construction facilities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 305 as Lots 1, 2 and 6 and lies within the Airport Business Commercial District.

Voted to **recommend¹ Site Review approval**, with the following **stipulations**:

1. All stipulations from the previous Planning Board approval received on September 23, 2004 shall remain in full force and effect (enumerated below);
2. That the sidewalk shall extend along the entire rear frontage of the property (Goosebay Drive);
3. That a meeting shall be held between the Planning Department, the Department of Public Works and the applicant to discover the facts of the rear treatment swale and what can be done to remedy the situation;
4. That this Committee recommends to the Planning Board that the bonding for this project be structured so as to insure the contractors compliance with the erosion control practices shown on the Site Plans and the Stormwater Management Master Plan;
5. That the applicant prepare an outline for review by David Allen relative to the waste water and water issues, which shall be provided to the Planning Board prior to the March 16, 2006 meeting;
6. That clarification on trip generations and the traffic study be provided to Deb Finnigan prior to the Planning Board Meeting on March 16, 2006; and

¹ See RSA 12-G:10 (c) “In all instances the authority (Pease Development Authority) shall retain the power to make the final decision regarding applicability, interpretation and enforcement of its land use controls, which shall require 5 affirmative votes.”

7. That an appropriate contribution be made as per the requirements of the PDA with regards to the TIF program.

Stipulations from the Planning Board Approval dated September 23, 2004:

From the Technical Advisory Committee Meeting on September 7, 2004:

- 1) *That a semi permanent barrier shall be installed between the end of the parking lot and Corporate Drive (so called "flat iron" paved);*
- 2) *That the application shall include both lots for application purposes;*
- 3) *That the flat iron site shall be returned to it's pre-existing condition, or better, at the conclusion of the project;*
- 4) *That all fire alarms shall terminate at the single control panel;*
- 5) *That the applicant shall work with DPW in updating the sewer discharge permit to reflect the new construction;*
- 6) *That Goosebay Drive shall be rebuilt from the existing rear entrance to the corner at Goosebay Drive, at the conclusion of construction;*
- 7) *That DPW will continue to look at Goosebay Drive and make a recommendation prior to the Planning Board meeting;*
- 8) *That the site shall be built to Best Management Practices on the flat iron piece and a report will be prepared by David Allen with any other concerns prior to the Planning Board meeting;*
- 9) *That a warrant analysis shall be completed on the intersection of Corporate Drive and International Drive;*

From the Planning Board Meeting of September 23, 2004:

- 10) *That hay bales shall be placed along the swale area in the temporary parking area during construction;*

.....

4. The application of **Thomas J. Flatley, Owner, and Home Depot, Applicant**, for property located at 500 Spaulding Turnpike wherein site plan approval is requested to construct a 1-story 117,193 ± s.f. proposed Home Depot retail store, a 1-story 28,000 ± s.f. garden center and a 19,200 ± s.f. building pad, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 20 and lies within a General Business District.

Voted to **table** to the next regularly scheduled TAC meeting on April 4, 2006 at 2:00 pm.

1. That a space be shown on the Site Plans for a 1,000 gallon external grease trap next to the retail pad;
2. That all work on the new water system shall be done in accordance with City standards;
3. That the 12" service that enters the site shall remain cut off until all demolition work is done;

4. After all of the existing fire and domestic service has been cut, capped and witnessed by the City, it will be reconnected and treated as a new water main going in;
5. That all irrigation be done between the hours of 10:00 pm and 5:00 pm;
6. That the irrigation system shall include a rain sensor;
7. That DPW will review whether the garden center can drain into the City sewer system and advise the applicant;
8. That the notes regarding the water service going to the water meter and then going to the pad are pointing to the wrong lines and should be switched so that the contractor is not confused;
9. That the note on the Landscape Plan be changed to require 6" loam, rather than 4";
10. That a detail be provided on the signage being proposed at Brady Drive and Woodbury Avenue;
11. That turning movements be provided for the parking lot;
12. That a Knox Box and a Master Box for the automatic notification of emergency forces shall be installed;
13. That a meeting be held between DPW, the Planning Department and the applicant prior to the next TAC meeting to review traffic issues;
14. That the applicant agreed to discuss design related issues with the Technical Advisory Committee and the Planning Board;

.....

II. NEW BUSINESS

1. City Council Referral – for report back. Re: Letter from Stephanie Krenn, Chair, Atlantic Heights Neighborhood Association, regarding “Big Picture Planning” for Development of Atlantic Heights.
2. Planning Board Referral – for report back. Property located off Falkland Way (Assessor Plan 212 as Lot 123) for review of traffic conditions. (This is not a public hearing)

Voted to endorse the recommendations as follows:

Recommendations: Neighborhood streetscape improvement projects should continue to be identified and scheduled as part of the Council’s annual CIP. To ensure coordination with this neighborhood, the following actions are recommended:

1. TAC recommends that the Planning Board should endorse the draft Community Development Block Grant budget, which allocated \$50,000 towards the preliminary design of the Raleigh Way street improvements;
2. As part of the Preliminary Design Project for Raleigh Way, the neighborhood should be involved in an analysis intended to determine the most appropriate traffic circulation patterns as suggested in the 2000 Wilber Smith Report.
3. TAC recommends that the Planning Board should include in the FY’08 CIP funding for an update of the Wilbur Smith Associates’ Improvement Plan.

4. Current Zoning requirements are appropriate. These limit the number of dwelling units per lot, require a larger minimum lot size and require a larger minimum density than is found in this area.
5. Components of the updated study should evaluate, in particular, one way or two way traffic circulation, evaluation of parking supply and locations, traffic speeds, upgrading of sidewalks and other right-of-way improvements.

.....

III. **ADJOURNMENT** was had at approximately 4:30 p.m.

.....

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department