

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

APRIL 4, 2006

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; Steven Miller, Vice-Chairman, Conservation Commission; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician; Debbie Finnigan, Traffic Engineer; Steve Griswold, Deputy Fire Chief; and David Ferland, Captain, Police Department.

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

1. 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 February 28, 2006 Technical Advisory Committee Meeting)

Voted to recommend **approval** with the following stipulations:

- 1) That the applicant shall replace the water line along the front property line and the necessity of a fire pump will be reviewed at the time of the building permit application with the Fire Department;
- 2) That a recommendation shall be provided by the City Water Division relative to the water line sizes prior to the Planning Board meeting;
- 3) That the City shall work with the applicant's mechanical engineer to determine what they need for flows and to model the appropriate size of the water line and the applicant shall schedule that through the City Water Division as it shall require shut downs in the area;
- 4) That all traffic mitigations shall be reviewed and approved by the City Traffic Engineer and those notes shall be incorporated into the Site Plan Set prior to the Planning Board meeting on April 20, 2006;
- 5) That the applicant shall provide automatic notification of emergency forces with a Master Box and a Knox Box shall be provided;
- 6) That the Plan Set detail shall be revised to show that the pavement cross section shall to be 4" (2 ½ and 1 ½);
- 7) That the Plan Set detail shall be revised to show the stone mix on the bricks shall be 1" rather than 2";
- 8) That a Construction Management Plan shall be prepared by the applicant, in coordination with Deb Finnigan, City Traffic Engineer, the Building Inspection Office and the City Manager's Office;

- 9) That prior to the issuance of a building permit, all outstanding issues regarding the coastal process and Shoreline Protection Act shall be completed;
- 10) That a shop drawing of the stainless steel hatchway shall be provided to David Desfosses prior to the issuance of a Building Permit;

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2. 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. (This application was tabled from the February 28, 2006 Technical Advisory Committee Meeting)

Voted to recommend **approval** with the following stipulations:

- 1) That the domestic water service shall be sized by the applicant’s mechanical engineer and submitted for review and approval by the City Water Division;
 - 2) That the fire loop that goes around the back of the building, as well as the fire service that goes to the concrete pad, shall have a gate valve on either side;
 - 3) That the Stormwater Management Plan shall include the submission of a yearly cleaning report of all catch basins to DPW to assure that the site is being maintained;
 - 4) That sidewalks and crosswalks shall be added to the Site Plans, and said Site Plans shall be reviewed by David Desfosses prior to the Planning Board meeting;
 - 5) That the existing driveway, that is being dissected by the new accessroad, shall be removed;
 - 6) That a proposal for off-site traffic mitigation measures shall be added to the Site Plans and reviewed and approved by Deborah Finnigan, Traffic Engineer, prior to the Planning Board meeting;
 - 7) That a detail shall be added to the Site Plans for the island at Arthur Brady Drive, showing curbing and cut throughs;
 - 8) That truck turning maneuvers shall be provided to Deborah Finnigan, Traffic Engineer, prior to the Planning Board meeting;
 - 9) That the applicant shall include the connector drive in their street sweeping schedule;
 - 10) That the concrete and pavement from the old driveway located in the wetland buffer area shall be removed from the site;
 - 11) That all lighting shall be Dark Sky Friendly;
 - 12) That a landscape Plan shall be reviewed and approved by the Planning Department;
 - 13) That a street sweeping schedule shall be provided for approval by the Planning Department;
 - 14) That the road profile for the vacant lot shall be provided;
 - 15) That cross easements shall be reviewed and approved for content and form by the City Attorney’s Office;
 - 16) That the issue of lot consolidation shall be addressed by the applicant, per the City’s determination;
 - 17) That the bonding on this project be designed so that the City has secured the right for access to funds as appropriate for either lot;
 - 18) That Durgin Lane is labeled incorrectly on the Site Plans and should be revised;
 - 19) That the landscape details shall be revised to specify 6” of loam and seed in all locations.
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II. NEW BUSINESS

1. The application of **Harbour Place Group, LLC, Owner**, for property located at **One Harbour Place** wherein Site Review approval is requested to convert the 5th floor of the existing building from business offices to 9 residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105, as Lot 2 and lies within a Central Business A, Historic A and Downtown Overlay Districts.

Voted to recommend **approval** with the following stipulations:

- 1) That the applicant’s mechanical engineer shall review the water demand and, if not sufficient, they shall install a booster pump, and this shall be reviewed and approved by the City Water Division;
- 2) That it be determined that the sprinklers provide adequate water flow for the residential area and this shall be reviewed and approved by Deputy Fire Chief Griswold;
- 3) That it be determined whether there are any Shoreline Coastal issues that need to be addressed;

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2. The application of **Ned and Bill Properties, LLC, Owner**, for property located at **621-+627 Islington Street** wherein Site Review approval is requested to renovate the existing structure into six units, to be used as office, studio and four residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 164 as Lot 6 and lies within a Business District.

Voted to recommend **approval** with the following stipulations:

- 1) That all lighting shall be Dark Sky Friendly and so noted on the Site Plans;
- 2) That the City standard concrete sidewalk shall be revised on the Site Plans;
- 3) That the applicant shall notify DPW of the removal of the “No Parking” sign so that it can be sleeved;
- 4) That the front stairs are not recommended to be in the City right-of-way, however, should the Planning Board grant approval for them then the building materials for the stairs shall be reviewed and approved by DPW, and a City Council license shall be applied for. Also, TAC recommends that the Planning Board act on this issue as early as possible;
- 5) That the fire and domestic water service connection shall be reviewed by the City Water Division prior to the Planning Board meeting.

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3. The application of **Home Depot USA, Inc., Owner and Applicant**, for property located **off Durgin Lane** wherein Site Review approval is requested to create an access drive, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 239 as Lot 16 and lies within a General Business District.

Voted to recommend **approval** with the following stipulations:

- 1) That the conditions and stipulations from the Site Review approval for 500 Spaulding Turnpike for the new Home Depot building be reviewed and addressed simultaneously with this approval;

- 2) That a Photometric Plan shall be provided to David Desfosses for this review and approval, showing in particular sufficient light at each end of the access drive;

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

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department