

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

FEBRUARY 27, 2007

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; Peter Britz, Environmental Planner, David Allen, Deputy Director of Public Works, David Desfosses, Engineering Technician; Debbie Finnigan, Traffic Engineer; Steve Griswold, Deputy Fire Chief and Len DiSesa, Deputy Police Chief

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **Icon Realty, LLC, Owner**, for property located at **1303 Woodbury Avenue**, wherein Site Review approval is requested to construct an 11,186 s.f. 1-story retail pharmacy, with prescription drive-through window, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 217 as Lot 1 and lies within the General Business and Mixed Residential B District. (This application was tabled at the January 2, 2007 Technical Advisory Committee Meeting)

Voted to **table** this application to the April 3, 2007 TAC meeting.

Outstanding stipulations from the January 2, 2007 Technical Advisory Committee Meeting:

- 1) That the applicant shall appear before the Traffic & Safety Committee, after a Traffic Report has been prepared;
- 2) That the Fire Department requires automatic notification of emergency forces when a building has an automatic sprinkler system and a knox box for emergency access;
- 3) That the irrigation system specifications shall be provided to Tom Cravens, DPW, for his review and approval;
- 4) That a video tape of the sewer discharge system 8" clay pipe be prepared by the applicant for review and approval by the City Water Division;
- 5) That the white pine trees that are being planted to comply with the BOA stipulation regarding screening shall be reviewed and approved by Lucy Tillman, Chief Planner, and Deborah Finnigan, City Traffic Engineer;
- 6) That a photometrix plan be added to the plan set, for review and approval by David Desfosses, DPW;
- 7) That the BOA stipulations from the June 27, 2006 approval be complied with:
 - A.) That the applicant work with the Planning Department and the Planning Board to address height, siding, overall design of the building and hours of operation;
 - B.) That appropriate vegetative screening be provided to shield the business property from the residential abutters on Granite Street;
- 8) That a turning radius be provided for the rear where there is two way traffic and the loading dock;
- 9) That the drive thru aisles that connect to the second driveway shall be adjusted;

- 10) That the applicant provide information regarding the grade at the first driveway going onto Woodbury Avenue;
- 11) That sidewalks on site as well as both sides of Granite Street shall be added to the Site Plans;
- 12) That the 2nd driveway off of Granite Street should be increased from 15' to 18' for one way traffic;

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B. The application of **The Home Depot, Owner, and Bed Bath & Beyond/Christmas Tree Shops, Applicant**, for property located at **100 Durgin Lane**, wherein Site Review approval is requested to demolish the existing building and to construct a 113,865 ± s.f. one-story, three-tenant retail plaza, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 239 as Lots 16, 18 & 13-2 and lie within the General Business district. (This application was tabled at the January 30, 2007 Technical Advisory Committee Meeting)

Voted to table to the April 3, 2007 TAC meeting.

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C. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein Site Review approval is requested to construct a 25,666 ± 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. (This application was tabled at the January 30, 2007 Technical Advisory Committee Meeting)

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

Stipulations from the January 30, 2007 Technical Advisory Committee Meeting:

- 1) That the applicant shall prepare Access Easements for both properties, to be approved for content and form by the City Attorney;
 - 2) That all existing catch basins shall be reviewed and any that can be retrofitted with snorkel hoods shall be provided;
 - 3) That the applicant shall meet with the Legal Department and the Planning Department to complete a proposal for putting existing utilities on Commerce Way underground, constructing the sidewalks along the length of Commerce Way in two phases, detailing with how contributions or funds shall be set aside for this process;
 - 4) That the applicant shall also be responsible for reconstructing Commerce Way in conjunction with Stipulation #1 above;
 - 5) That the Landscape Plan be reviewed and approved by Lucy Tillman of the Planning Department;
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D. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, wherein amended Site Review approval is requested to re-stripe an existing parking area and add a paved aisle to the abutting parcel, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8A and lies within an Office Research/ Mariner's Village district. (This application was tabled at the January 20, 2007 Technical Advisory Committee Meeting)

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

Stipulations from the January 30, 2007 Technical Advisory Committee Meeting:

- 1) That the applicant shall meet with the Legal Department and the Planning Department to complete a proposal for putting existing utilities on Commerce Way underground, constructing the sidewalks along the length of Commerce Way in two phases, detailing with how contributions or funds shall be set aside for this process;
- 2) That the applicant shall also be responsible for reconstructing Commerce Way in conjunction with Stipulation #1 above;
- 3) That the meeting with the City also include any outstanding issues that may be brought to the City’s attention, such as street ownership and the undergrounding of utilities;
- 4) That the issue of street lights will remain under review of David Desfosses of DPW;
- 5) That on Sheet C-8 where the fire hydrant shows an 8” gate valve and 8” lateral feed to the hydrant, should be changed to 6”;
- 6) That the Xeriscaping method shall be used for the planting of native species;
- 7) That the Operation and Maintenance Plan be included on the Site Plans and the Applicant shall work with DPW to determine the frequency of future reporting to the City;
- 8) That the Applicant shall make a photo log of the existing outfall and updated photos shall be incorporated as part of their Operation and Maintenance Plan to the City;
- 9) That a Knox Box and Master Box shall be added to the Site Plans;
- 10) That the Applicant shall work with the City Dispatch Office to verify that the Police and Fire Departments can communicate with their base station;
- 11) That a Construction Management Plan shall be prepared by the Applicant for review and approval by the City Legal Department, Planning Department, City Traffic Engineer and City Manager;
- 12) That the proposed alignment of the driveways of this site and the hotel site across the street shall be reviewed by the Traffic & Safety Committee and a report shall be provided to the Committee;

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II. ADJOURNMENT was had at approximately 3:00 p.m.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department