

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

JUNE 5, 2007

EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; Peter Britz, Environmental Planner, David Allen, Deputy Director of Public Works, David Desfosses, Engineering Technician; Thomas Cravens, 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 **Deborah Philips, Owner**, for property located at **92 Pleasant Street**, wherein Site Review approval is requested to construct a 9'6" x 15'6" one-story addition off of the existing one-story rear addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A. (This application was postponed at the May 1, 2007 Technical Advisory Committee Meeting)

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

- 1) That a Construction Management Plan shall be prepared for review and approval by the City prior to the issuance of a Building Permit;
- 2) That a note shall be added to the Site Plans indicating that the small roof overhang in the rear of the building over the parking lot will be removed in its entirety;
- 3) That the applicant shall confirm any unmet parking needs with Lucy Tillman and a note shall be added to the Site Plans; and
- 4) That the sidewalk shall be brought into conformance with the downtown area sidewalks.

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B. The application of The **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein Site Review approval is requested to construct playing fields and ball courts to accommodate softball/baseball, soccer, tennis and basketball activities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 266 as Lot 4 and lies within an Industrial District; (This application was postponed at the May 1, 2007 Technical Advisory Committee Meeting)

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

- 1) That the Site Plan shall label the surface type that is being used for each section of the plan (i.e. parking lot, tennis court, softball field);
- 2) That a note shall be added to the Site Plan Detail Sheet, indicating that only one of the porous pavement details will be used, to be determined at the time of bid;

- 3) That a note shall be added to the Site Plans indicating that no site lighting for the parking lot or ball fields was approved;
- 4) That the applicant shall prepare a site plan that delineates the drainage patterns of the parcel for review by DPW, to be available for the Planning Board;
- 5) That the applicant shall meet with Harold Ecker to review the revised drainage site plan.

**II NEW BUSINESS**

C. The application of **Pike Industries, Inc., Owner**, for property located at **650 Peverly Hill Road**, wherein Site Review approval is requested to demolish two existing asphalt plants and replace with one new 6,353 s.f., 66.5’ high asphalt plant, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 7 and lies within the Industrial (I) District;

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

- 1) That when the project is being built, the loading and unloading and weighing of trucks bringing materials to the site should not be on the driveway of DPW but should be on their site; and
- 2) That the applicant shall be responsible for milling and overlaying the section of Peverly Hill Road southbound going up hill road coming up to the site.

D. The application of **Millennium Borthwick, LLC, Owner**, for property located at **155 Borthwick Avenue**, wherein Site Review approval is requested to install an 18.5” x 11’ above grade concrete emergency generator pad, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within the Industrial (I) District;

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

- 1) That the applicant shall provide a photo of the proposed fencing to the Planning Board for their review; and
- 2) That a note shall be added to the Site Plan indicating that the weekly test exercises shall be done during normal weekday business hours.

E. The application of **David F. Mahoney Martial Qtip Trust, Owner**, and **Granite State Minerals, Applicant**, for property located at 227 Market Street, wherein in Site Review approval is requested to relocate an existing 24’ x 58’ scale building and to install a second scale, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 119 as Lot 6 and lies within the Waterfront Industrial (WI) District;

Voted to **postpone** to the July 3, 2007 TAC meeting with the following general comments:

- 1) The applicant should comply with the Site Review Regulations. See Page 5 which lists a minimum of 16 items that should be included;
- 2) The major drainage outfall on the lot needs to be shown on the plans as it is very important to the City;
- 3) The applicant should confirm whether they have a drainage easement for the drainage pipe;

- 4) That the Site Plans should label the traffic pattern coming in and going out of the site, as well as truck turns;
- 5) The edge of the Piscataqua River should be identified on the Site Plan (i.e. high tide line or low tide line);
- 6) That more detail should be provided concerning the intersection at Market Street and Deer Street where the driveway cuts are, by the brick wall;
- 7) That abutters should be shown on the Site Plan;
- 8) That the Site Plan Set should consist of an Existing Features Plan and a Proposed Conditions Plan;
- 9) That the water service needs to be clarified, both existing and proposed;
- 10) That the applicant will be responsible for upgrading the sidewalk in front of the site.

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F. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (aka Parade Mall) wherein Site Review approval is requested to demolish the existing building and construct four buildings, consisting of the following: 1) construct a 10,000 ± s.f. 5-story 28-unit residential building; 2) construct a 25,800 ± s.f. 5-story hotel, restaurant and retail building; 3) construct a 45,600 ± s.f. 4-story office, restaurant and retail building; and 4) construct a 24,600 ± s.f. 4-story office, restaurant and retail building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B (CBB) District, the Historic District A and the Downtown Overlay District (DOD);

Voted to **postpone** to the July 3, 2007 TAC meeting with the following general comments:

- That a detail profile of the street shall be prepared for presentation to this Committee;
- That the connection to the Vaughn Mall shall be detailed and the applicant should attempt to make it more “seamless”;
- That the applicant meet with Tom Cravens regarding water issues;
- That the orientation of both the Site Plan and the Architectural Plan be the same;
- Snow removal should be addressed;
- The current utility plan should be more clearly marked;
- That the gravity sewer route going out to Hanover Street is preferred over a pump system;
- That a meeting with Mike Coffey of PSNH will be required;
- The Site Plan should define paving limits and limits of work;
- That the Harborcorp/Westin Site Plans, proposed land conveyances and traffic analysis should be reviewed by the applicant;
- That a detailed Construction Management Mitigation Plan will be required;
- Plan of trash removal, including hours, to be identified;
- Add detail showing the type/location for trash receptacles
- Referral to the Traffic & Safety Committee;
- A plan delineating truck movements to access loading areas needs to be submitted;
- A plan delineating turning movements of fire trucks needs to be submitted;
- That the applicant report back to TAC on what would happen if the Harborcorp/Westin does not go through;
- That Plan C-5-A should include pavement markings;
- That a warning system be proposed for exiting the garage;
- That the applicant consider angling the garage accessway more;
- That the right of way line is vague and should be identified as a detail;
- Construction project signs should be added to the Site Plans;
- That the applicant should report back to TAC on whether crosswalks located on private property need to be done to city standards;
- Identify if tip downs are located on private property
- Provide a better detail of the traffic intersection to include slope, width, etc.;

- Coordinate with Gil Emery, City Communications Supervisor, regarding using a digit other than “9” for outside calls;
- That testing be done at the expense of the applicant to determine whether a repeater needs to be installed and said analysis to be coordinated with Gil Emery;
- Confirm that the proposed hydrant on the traffic island provides maximum available flow;
- Provide details for review by TAC of a wall hydrant installed on the interior of the pedestrian right of way, with detail specs;
- Restaurant square footage to be refigured to include outside dining areas;
- Any outdoor screening required by the State Liquor Commission will require HDC review;
- That the private street should be labeled and signed to make it clear that it is one way;
- Provide specifications on the pavement and include ways to differentiate that the proposed street is not a public street;
- Details should be provided on the type of parking meters/monetary systems;
- That the physical tie in to the Vaughn Mall should be added to the plans, as well as on the Maplewood side;
- Report back on Mass Transit Facilities and accommodations for bicycles;
- Review Site Review Agreements and approved Site Plans for the Hilton Garden Inn so as to avoid and address any potential conflicts with prior stipulations;
- Report on how applicant will address all easements and their conformance of it;
- Report on how/when closing the private street for special events;
- List State and Federal permits on the Site Plans;
- Planting Plan should show public benefits;

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G. The application of **82-86 Congress, LLC, Owner**, for property located at **82-86 Congress Street**, wherein Site Review approval is requested to add a 4,712 s.f. 3<sup>rd</sup> story to an existing building, renovate storefront and add mechanical equipment, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B (CBB) District, the Historic District A and the Downtown Overlay District (DOD);

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

- 1) That a Construction Management Plan shall be prepared for review and approval by the City prior to the issuance of a building permit;
- 2) That a Knox box and automatic notification of emergency services are required and shall be noted on the Site Plans;
- 3) That the applicant shall be responsible for the reconstruction of City standard sidewalks along the Chestnut Street side of the property and it is further understood that the Congress Street sidewalks are brand new and any damage whatsoever will have to be repaired
- 4) That a note shall be added to the Site Plan that only one water meter will be allowed for the site;
- 5) That the water service shall be reviewed by a mechanical engineer to determine that the water service can handle the additional floor, and a report shall be provided to Thomas Cravens and the Planning Department for review and approval;
- 6) That the applicant shall confirm the address of the property with Thomas Richter of DPW;
- 7) That parking calculations shall be reviewed and approved by Lucy Tillman, and a note shall be added to the Site Plans;
- 8) That the proposed awning on Chestnut Street shall be subject to a City license;
- 9) That all HVAC equipment shall comply with city standards on noise; and
- 10) That a note shall be added to the Site Plans that no restaurant is proposed in this structure and, as such, no grease trap is required. However, if in the future a restaurant goes in, then exterior land would be required for the installation of an external grease trap;

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**III. ADJOURNMENT** was had at approximately 4:45 p.m.  
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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department