

**MINUTES OF MEETING
SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

2:00 PM

JULY 5, 2011

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

MEMBERS PRESENT: Rick Taintor, Chairman; Dave Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Carl Roediger, Fire Inspector; Steve Dubois, Deputy Police Chief; and Jon Frederick, Director of Parking & Transportation

.....

I. NEW BUSINESS

A. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road**, requesting Amended Site Plan approval to amend the Truck Management Plan regarding deliveries, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 214 as Lots 1 and 2 and lies within the Waterfront Industrial District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Dick Despins, Station Manager for the Schiller Station on Gosling Road, was present. Mr. Despins stated that at the August 2010 Planning Board meeting they received approval to make two changes to their wood delivery hours as part of their Truck Management Plan, with a one year trial period with the condition that they return prior to the end of that year and submit a report regarding the success of the changes.

Mr. Despins addressed the first requested change of a 6:00 a.m. start, Monday through Friday, as opposed to the original 7:00 a.m. start. They began the change on September 20, 2010 and average 4-5 trucks during that one hour period, with 9 trucks being the most they have seen.

Mr. Despins indicated the second change was regarding the Saturday end time which originally was at 12:30 pm and they requested to extend that to 4:00 pm. They have exercised Saturday deliveries six times since September 20, 2010, and they also noted the number of loads after 12:30 pm in their report.

Mr. Despins indicated that they have not had any inquiries or complaints regarding these two changes.

Mr. Despins requested approval to move forward to the Planing Board to make these changes permanent.

Mr. Taintor noted that he would like the wording in the Truck Management Plan where it says they “anticipated” having traffic use Gosling Road revised to specify that Gosling Road will be the primary truck route to the site. Mr. Despina confirmed they will make that change.

Mr. Taintor understood that is essentially the season in which they would be looking for the Saturday deliveries, January through March. Mr. Despina confirmed the Saturdays are as needed and are primarily due to any interruption they may have during the course of the week. Typically that would be during the mud season from January – March. However there are other times, for instance, when they had a tornado event a few years ago that caused some interruption in July. This is for an as needed basis. It would not be used on a continuous basis but only when absolutely necessary.

The Chair asked if there was anyone wishing to speak to, for or against the application. Seeing no one rise, the Chair closed the public hearing for this matter.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Desfosses made a motion to recommend approval as amended by the Chairman. Inspector Roediger seconded the motion.

The motion to recommend amended Site Plan approval passed unanimously with the following stipulation:

- 1) Make the following changes in the Truck Management Plan (as amended June 14, 2011):
 - On page 2, second sentence, delete the words "It is currently anticipated that", so that the sentence reads "Trucks will access PSNH's facility from the Spaulding Turnpike (Route 16) via Gosling Road."
 - On page 6, item 2.1, third sentence, delete the words "It is currently anticipated that", so that the sentence reads "Trucks will access PSNH's facility from the Spaulding Turnpike (Route 16) via Gosling Road."

.....

B. The application of **Madison Commercial Group, LLC, Owner**, for property located at **150 Mirona Road**, requesting Site Plan Approval to construct a 2-story 2,600 s.f. (footprint) garage with open space on the second story, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 253 as Lot 2A and lies within the Gateway District.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Eric Weinrieb, of Altus Engineering, appeared before the Committee on behalf of Madison Commercial Group. Mr. Weinrieb stated that in May of 2010 they received Planning Board approval on this exact same project. The owner inadvertently let the approval lapse without asking for a one year extension.

Mr. Taintor asked for a brief summary of the project and a confirmation that there are no changes from the last application. Mr. Weinrieb stated there were no changes except that he updated the dates on the submittal.

Mr. Weinrieb explained that Madison Resources owns both the former Artisan Outlet property and the ReMax property which sit side-by-side. They propose to build additional parking and construct a garage for storage behind the ReMax property, with access from 72 Mirona Road. There are no changes to the existing building on the property except replacing the landscape buffer between the ReMax building and Portsmouth Ford. They will enhance the stormwater management system. There is a wetland detention system that is 3,190 s.f. behind the ReMax site. They will increase that by 20% storage capacity by impacting the area upslope of the wetland area. The pond already services runoff from the subject site as well as surrounding sites. They will be fixing the riprap, providing an outlet structure so that the system will no longer get plugged, and increasing the storage capacity.

Mr. Weinrieb noted that they are asking for approval for the whole facility but there is a strong likelihood that they will actually build it in two phases. They will do the parking, detention basin and the infrastructure first and afterwards they will go back for the building construction.

Mr. Taintor indicated that the stipulations from their previous approval would continue to be stipulations. Mr. Weinrieb stated they have already submitted the draft deed in this application.

The Chair asked if there was anyone wishing to speak to, for or against the application. Seeing no one rise, the Chair closed the public hearing for this matter.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Desfosses made a motion to recommend Site Plan approval with the original stipulations. Fire Inspector Roediger seconded the motion.

The motion to recommend Site Plan approval passed unanimously with the following stipulations:

1. A Construction Management Plan (CMP) shall be prepared by the Applicant and approved by the City, prior to the issuance of a building permit.
2. The Easement Deed shall be executed and recorded at the Registry of Deeds.

.....

II. ADJOURNMENT was had at approximately 2:11pm.

.....

Respectfully submitted,

Jane M. Shouse
Administrative Assistant