

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

OCTOBER 4, 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; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Stephen Dubois, Police Chief; Chris LeClair, Fire Chief; and Jon Frederick, Director of Parking & Transportation

I. NEW BUSINESS

A. The application of **Elder Family Portland Associates, Owners**, for property located at **218 Griffin Road**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including reshaping and cleaning existing grass lined drainage swale, installation of 40' of drainage pipe, excavation and removal of 150' x 50' of paved parking lot to 12" depth and replacement with stabilizing mat, crushed gravel and 3" of pavement. Said property is shown on Assessor Map 263, as Lot 1-5 and lies within the Industrial (I) District. (This application was referred to TAC by the Planning Board at their September 15, 2011 meeting)

Voted to **approve** the amended site plan with the following stipulations:

1. The site plan pavement detail shall be revised to specify a minimum of 3 ½" of asphalt.
 2. A note shall be added to the site plan stated that the check dams are to be removed following establishment of the turf.
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B. The application of the **Baroni Family, LLC, Owners**, and **Joseph R. Baroni, Applicant**, for property located off Constitution Avenue, for earth product removal under Sections 10.1022, 10.1023 and 10.1024 of the Zoning Ordinance. Said property is shown on Assessor Map 274 as Lot 5 and lies within the Industrial (I) District. (This application was referred to TAC by the Planning Board at their September 15, 2011 meeting)

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

1. The wetland buffer shall be marked on the Site Plan with a note that no work shall be done inside the wetland buffer.
2. The note regarding work on Saturdays will be removed from the Site Plan.

3. The travel route to Washington Road shall be finalized prior to the Planning Board meeting.
4. A survey of the condition of Constitution Avenue shall be prepared by the applicant and submitted to DPW prior to the commencement of any work.
5. A bond shall be posted with the City in an amount to be determined by DPW prior to the commencement of any work.

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C. The application of **HarborCorp, LLC, Owner**, for property located **off Deer Street, Green Street, Russell Street, Market Street and Maplewood Avenue**, for a third one year extension of Site Review Approval which was granted (amended) on October 16, 2008 for the construction of an 83,118 ± s.f. 6/7 story structure consisting of a hotel, convention center, parking garage and 21 residential condominiums, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lot 1-1A, Lot 1-1C and Lot 4, Assessor Plan 124 as Lot 12 and Assessor Plan 125 as Lot 21 and lie within the Central Business A (CBA) District, the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

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

Condition Precedent – to be completed prior to December 1, 2011:

1. The applicant shall make a fair-share contribution to the City to fund a Northern Tier Traffic Impact Study and Improvement Plan, to be managed by the City. The cost of the study shall be allocated among the three major development projects currently under review by the City’s land use boards: the Westin Hotel and Conference Center, “Lot 3” of the Portwalk development (hotel, apartments, retail), and Phase 3 of the 30 Maplewood Avenue development (condominiums, retail).

Conditions Precedent – to be completed prior to [May/August] 1, 2012:

2. The applicant shall submit a revised Site Plan set reflecting current existing conditions and conforming to current Site Plan Review Regulations. Without limiting the foregoing, the revised Site Plan shall include the following information as required by prior stipulations of approval:
 - (a) Final drainage design as approved by the Department of Public Works;
 - (b) Lighting plan;
 - (c) Landscape plan;
 - (d) Signage plan.
3. The revised Site Plan set shall incorporate the following stipulations of prior approvals:
 - (a) Sidewalks shall be installed along the perimeter of the property in accordance with current City construction standards and the City Council’s policy on brick sidewalks.
 - (b) The proposed 1,000 gallon grease trap shall require approval by the Department of Public Works to ensure that it is adequately sized for the planned cooking facilities.

- (c) The applicant shall provide anticipated water demand for the project and include references of where that demand came from, i.e., a similar type of store in another area or industry standard, and said report shall be stamped by a licensed engineer.
- (d) A sign shall be added to the Site Plans for the service road at its intersection with Maplewood saying “no right turn for large trucks” or other language that is agreeable to DPW.
- (e) A note shall be added to the Site Plan as follows:

The applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost, too, shall be the responsibility of the applicant. All testing and installations shall be coordinated between the applicant and the police/fire communications supervisor.

- 4. The applicant shall revise the plans for traffic and parking modifications to incorporate recommendations of the Northern Tier Traffic Impact Study and Improvement Plan.
- 5. This project shall be reviewed by the Parking and Traffic Safety Committee.

Conditions Precedent (to be completed prior to issuance of a building permit):

- 6. All changes to traffic patterns and parking on public streets shall require approval by the City Council.
- 7. All construction shall be in accordance with current City construction standards. Final construction details shall require approval by the Department of Public Works.
- 8. Final street geometry, paving and crosswalks shall require approval by the Department of Public Works.
- 9. Automatic notification of emergency services and a knox box shall be installed.
- 10. All easements and licenses shown on the “Easement and License Plan” dated July 12, 2007, shall be executed (and easements recorded) prior to the issuance of a building permit.
- 11. The applicant shall prepare a Construction Management and Mitigation Plan for approval by the City Legal Department, Planning Department, Department of Public Works and City Manager.

Conditions Subsequent (to be completed prior to Certificate of Occupancy):

- 12. The applicant shall provide a traffic signal at the intersection of Market Street and Russell Street, subject to design approval by the Department of Public Works.
- 13. The applicant shall provide additional traffic calming measures on Deer Street between Russell Street and Market Street, subject to approval by the Department of Public Works.
- 14. The applicant shall review and work with the Department of Public Works to coordinate the signal timing at the intersection of Maplewood and Deer Street.
- 15. The applicant shall arrange to have the USGS monument off the ledge at Russell Street relocated during construction.
- 16. The additional 2” water service to the parking garage shall not be activated until the subdivision is recorded.

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D. The application of **180 International, LLC, Applicant**, for property located at **180 International Drive**, requesting amended Site Plan approval for parking lot expansion to add 31 new parking spaces, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 312 as Lot 3 and lies within the PDA Industrial District.

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

1. Landscaping throughout the site does not conform with the approved plans. The applicant should prepare an as built landscape plan so it can be compared to the approved plan. After review, the applicant may be required to install additional landscaping to meet the intent of the approved plan.
2. Install detectable warning panels in the handicap ramps and the sidewalks connecting to 200 International Drive.
3. A variance is required to allow the parking along International Drive within the 50' parking setback.
4. Reflag and survey wetland adjacent to 16 parking stall addition.
5. Call out the size of the wetland adjacent to 16 parking stall addition in square feet.
6. Show limits of Industrial/Business Commercial Zones.
7. Correct the numbering of Landscape Notes on Sheet C2.
8. Specify check dams in the proposed swale and provide a construction detail.
9. Provide traffic generation statement.
10. Provide erosion control at yard drain near 12 parking stall addition.
11. Eliminate the boardwalk between 180 and 200 International Drive or replace with a 5' wide concrete sidewalk.
12. Eliminate parking stall at 200 International Drive where boardwalk meets parking stall by crosshatch striping.
13. Revised plans shall be provided to DPW for their review and approval prior to the Planning Board meeting.
14. A total of five regular handicapped spaces and one van space are required on the plan.
15. The sixteen space parking area shall be reconfigured with a new catch basin at the southwest corner, connected to the large parking lot with a connection to the detention basin.

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II. ADJOURNMENT was had at approximately 2:55 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department