

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JUNE 2, 2015

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Portsmouth Fire Department; and Chris Roth, Portsmouth Police Department

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I. OLD BUSINESS

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and Lot 1-8B and lie within the Office Research (OR) District. (This application was postponed at the May 5, 2015 TAC meeting.)

Voted to **postpone** Site Plan Approval to the June 30, 2015 TAC meeting.

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B. The application of **Loyal Order of Moose, Lodge 444, Owner**, and **Chinburg Development, LLC, Applicant**, for property located at **1163 Sagamore Avenue**, requesting Site Plan Approval for the demolition of existing building and the construction of 11 single family dwellings and a private roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District. (This application was postponed at the May 5, 2015 TAC meeting.)

Voted to **postpone** Site Plan Approval to the June 30, 2015 TAC meeting.
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II. NEW BUSINESS

A. The application of **Lonza Biologics, Applicant**, for property located at **101 International Drive**, requesting Site Plan Approval for the expansion of the existing facility including exterior improvements that include a mezzanine with cooling towers; concrete pads for four transformers, one generator and one future generator, one control house, one nitrogen tank; one compactor pad, electric duct bank and two electric manholes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lot 6 and lies within the Pease Airport Bus & Commercial (ABC) District.

Voted to recommend site plan approval with the following stipulations:

- 1) The plunge pool shall be cleaned immediately and erosion control shall be installed so that no further sediment goes into the system.
- 2) As part of the items to be completed by 2017, the swale on the side of Goosebay Drive shall be engineered to be an appropriate width based on the flow that goes into it. It is the responsibility of Lonza to apply for this permit and construct the improvements to the satisfaction of the City of Portsmouth.
- 3) All plan modifications shall be submitted to DPW for review prior to the Planning Board meeting.

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B. The application of **One Way Realty, LLC, Owner, and 406 Highway 1 ByPass, LLC, Applicant**, for property located at **406 Route 1 By-Pass**, requesting Site Plan Approval to demolish the existing building and construct a new 3-story building (brewery, pub and office) with a footprint of 5,857 ± s.f. and gross floor area of 20,033 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 172 as Lot 2 and lies within the Industrial (I) District.

Voted to **postpone** Site Plan Approval to the June 30, 2015 TAC meeting.

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III. ADJOURNMENT was had at approximately 3:40 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary