

**ACTION SHEET**

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**SEPTEMBER 4, 2018**

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Carl Roediger, Fire Department and Robert Marsilio, Chief Building Inspector

**MEMBERS ABSENT:** n/a

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**I. OLD BUSINESS**

A. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street, Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, and **Boston and Maine Corporation, Owner**, for railroad property located between **Bartlett Street and Maplewood Avenue**, requesting Preliminary Subdivision Approval to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot as follows:

- (1) Proposed Lot #1 having an area of 20,667 ± s.f. (0.4747 ± acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952 ± s.f. (1.1927 ± acres) and 80.91' of continuous street frontage on Bartlett Street and 386.88' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003± s.f. (2.3417 ± acres) and 809.23' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781 ± s.f. (1.4183 ± acres) and 481'± of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435 ± s.f. (4.0733 ± acres) and 297.42' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621 ± s.f. (1.5983 ± acres).
- (7) Map 164 Lot 4 reducing in area from 13 ± acres to 4.7 ± acres and having 75'± of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'± on Bartlett Street to 105'± of continuous street frontage on Bartlett Street.

Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts. (This application was postponed at the July 31, 2018 Technical Advisory Committee Meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on October 2, 2018.

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B. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of three proposed industrial buildings with heights of 105 feet: Proposed Building #1: 132,000 s.f. footprint and 440,000 s.f. Gross Floor Area; Proposed Building #2: 150,000 s.f. footprint and 490,000 s.f. Gross Floor Area; Proposed Building #3: 62,000 s.f. footprint and 220,000 s.f. Gross Floor Area; and two 4-story parking garages, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the July 31, 2018 Technical Advisory Committee Meeting.)

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

1. Applicant shall update the plans to show a turnaround after the gate on Goose Bay Drive to enable vehicles to turn around if no pass card is provided.
2. Applicant shall update the plans to extend the sidewalk along the driveway along the southwest portion of the site to Corporate Drive. Plans shall be updated to clearly distinguish existing and proposed sidewalks.
3. Applicant shall update the plans to relocate the bike racks outside of the parking garages closer to the entrance of Building 3 or Buildings 1 and 2.
4. Applicant shall update the Traffic Analysis to include the Gosling Road interchange with Spaulding Turnpike. Timing of the update shall be included in the Phasing Plan (see item 9).
5. Applicant shall update the plans to show that all manholes located on the flatiron side of Corporate Drive are to be raised to grade as part of the sidewalk construction.
6. Plans shall show a 3' shoulder alongside the sidewalk before grading down to the stream.
7. Applicant shall update the plan to include the revised standard note on radio strength testing.
8. The applicant shall consider ways to modify the pavement treatment for the 20' emergency access drives and cul-de-sac to improve the overall aesthetic and break up the amount of uninterrupted asphalt. Consideration shall be given to suitability of the design for the multi-modal use of these areas. Final design shall be reviewed and approved by the Fire Department.
9. Applicant shall work with the City's Planning and Legal Departments to develop a recommended phasing plan for all site improvements, including interim grading plans, to present to the Planning Board. Subsequent phases shall require a noticed public hearing with TAC and Planning Board for amended site plan approval.

- 10. Prior to the issuance of a building permit for the project, the applicant shall reach an agreement with the City regarding phasing of the water and wastewater services. This shall be in addition to the required industrial discharge permit, which is issued by the City.
- 11. The City has reviewed the stormwater management and drainage and makes the following recommendations with the understanding that the project will be subject to additional review by the Pease Development Authority (PDA) to ensure compliance with the requirements of the Pease stormwater discharge permit as well as NHDES as part of the AOT permit process:
  - a. PDA staff and Board should review and address any outstanding issues raised by the third party peer review and have the third party peer reviewer do a final review of the plans prior to construction.
  - b. Updated plans and drainage report should be provided to the City’s Planning Department reflecting any future revisions to the drainage based on PDA’s final review and approval.
- 12. Plans should include water and sewer easements to the benefit the City for any private portions of Goose Bay Drive.

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C. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Subdivision approval, under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to merge Map 305, Lots 5 & 6 (17.10 acres), Map 305, Lot 1 (13.87 acres), Map 305, Lot 2 (10.18 acres) and a discontinued portion of Goosebay Drive to create Map 305, Lot 6 (43.37 acres). Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the July 31, 2018 Technical Advisory Committee Meeting.)

Voted to **recommend approval** to the Planning Board.

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**II. NEW BUSINESS**

A. The application of **Coleman Garland, Owner**, for property located at **185 Cottage Street**, requesting Site Plan approval to demolish two existing residential buildings and to construct a 2-story medical office building, with a footprint of 7,000 s.f. and Gross Floor Area of 14,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 14 and lies within the General Residence A (GRA) District.

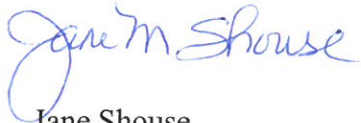
Voted to **postpone** to the next regularly scheduled TAC meeting on October 2, 2018.

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**III. ADJOURNMENT**

A motion to adjourn at 3:07 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,



Jane Shouse  
Administrative Assistant  
Planning Department