

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

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

**2:00 PM**

**July 5, 2023**

**MINUTES**

**MEMBERS PRESENT:**

Peter Stith, Chairperson, Planning Manager; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Shanti Wolph, Chief Building Inspector; Peter Britz, Planning & Sustainability Director; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Mike Maloney; Deputy Police Chief

**MEMBERS ABSENT:**

**ADDITIONAL**

**STAFF PRESENT:**

Stefanie Casella, Planner II; Kate Homet, Associate Environmental Planner

[4:26] Chairman Stith called the meeting to order at 2:00 p.m.

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the June 6, 2023 Site Plan Review Technical Advisory Committee Meeting.

[4:45] P. Howe made a motion to approve the minutes as presented. Z. Cronin seconded the motion. The motion passed unanimously with P. Britz abstaining from the vote.

**II. NEW BUSINESS**

- A.** The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Amended Site Plan Approval for construction of a 101,200 sq. ft. footprint including 4,700 sq. ft. of office space and associated site improvements consisting of parking, loading docks, underground utilities, landscaping, lighting, and a stormwater management system.

Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)

### **SPEAKING TO THE APPLICATION**

[5:35] Neil Hansen (Tighe & Bond), Joe Geoghegan and Eben Tormey (Tidemark), John Bosen (Attorney) and Mike Mates (PDA) came to present this application. The applicants are requesting an amended site plan approval due to the applicant having a confirmed tenant to lease the previously approved space. The new tenant requires 101,000 s.f. building with thirty loading bays in the rear and sixty eight parking spaces on the south end of the site. They are proposing access for passenger vehicles to New Hampshire Avenue and access for trucks onto Rochester Avenue. They are proposing similar stormwater treatment to what was previously approved along with utilities with amended landscaping plans and photometric plans.

Staff comments from the Department of Public Works were addressed and plans were amended for the stormwater which were then sent to Underwood Engineering for a third-party review last week. This review is still in process.

[8:14] Mr. Hansen went on to review and respond to the list of staff comments.

1. *Drainage and stormwater plans will require third party review.*

These have been sent to Underwood.

2. *All work in the right of way and all utility work will require third party inspection.*

These have been sent to Underwood.

3. *Trailer storage stall length must meet trailer length. Move and widen the adjacent driveway so vehicles do not enter the parking lot into trailer storage.*

The length of the trailer storage has increased to 55 ft for 53 ft trailers. An emergency connection has been realigned for fire trucks to drive straight through the site if needed.

4. *In the trailer storage area, increase distance from curb to back of sidewalk to 12'.*

They have pulled that area back and increased the distance to 20 ft.

5. *Change curbing at back of trailer storage from sloped to vertical curbing.*

Noted on the details.

6. *In right of way, use DOT spec 609.01 for vertical granite curb.*

Noted on the details.

7. *In right of way, change sidewalk detail to:*
  - a. *Remove ¾" smooth dowel bar from Expansion Joint B.*
  - b. *Remove rebar from Construction Joint.*
  - c. *Remove sealant from Control Joint A.*
  - d. *30 days after concrete sidewalk sets use siloxane concrete sealer.*

These revisions have been done as requested.

8. *Remove "STOP" lettering behind stop bars at stop signs.*

These have been removed.

9. *Remove truck restriction signage.*

A previous review from the PDA's peer reviewer, VHB, had requested this and they have left it in but are open to discuss the change.

10. *Explain truck access and egress plan.*

See site note #20. Incoming deliveries will access the site from Lee Street via Aviation Avenue and the truck turning exhibit has been revised to show this. They anticipate four large tractor trailers delivering to the site per day, with up to thirty smaller box truck trips to the site per day. This number of vehicle trips is significantly reduced from the previously approved proposal.

11. *Move NH Ave driveway to Newfields Street and line it up to the driveway across the street.*

Applicants asked for additional feedback on this comment, asking for clarification as they felt their proposed alignment was better for fire truck access. E. Eby noted that the proximity to the nearby intersection is quite close. Mr. Hansen noted that there is only a five-foot difference between the Newfields Street driveway and what the applicants are proposing, which is not a significant difference.

12. *Show truck access route leading to Lee Street.*

This has been added to the plan.

13. *Widen truck access driveway to accommodate tractor trailer turning movements.*

A dimension has been added to the plans on Lee Street to show this.

14. *Move PSMH-02 out of the truck access driveway.*

The building connection to sewer manhole one has been shown and sewer manhole two has been removed. D. Desfosses noted that they wanted sewer manhole two to be added back in because

they do not opposing flows going into each other and to move it fifteen feet away so it is not located in the driveway. This will be revised.

*15. Show detail for connection of new sewer main to existing sewer main. Fernco connection with paver under pipe for support.*

This detail has been added to sheet 506.

*16. Show the drainage connection locations of all proposed catch basins.*

This has been added to the drainage plans.

*17. Replace entire connection of PCB-26 to PDMH-07.*

This has been added.

*18. Show invert in drain manhole detail similar to sewer manhole detail.*

This has been revised.

*19. All tapping sleeves must be stainless steel.*

This has been added to utility note 10.

*20. Domestic and fire services may need to be spaced farther apart. DPW to confirm at time of water connection application.*

They acknowledge this and will revise if needed.

*21. In the right of way, all electrical primary voltage conduit must be concrete encased.*

This has been revised.

*22. In electrical conduit detail, fix the leader for the buried cable safety ribbon to point to the cable safety ribbon.*

This has been revised.

*23. Move trees out of the snow storage area.*

This has been addressed.

*24. Move trees so they are not on top of the stormwater treatment devices.*

This has been addressed.

25. *Move trees out from behind the trailer storage area, or move them so they are in between the parking stalls so as to not get hit by trailers.*

This has been addressed.

26. *Fix typo on "Proposed Emergenc(y) Access Gate" on sheet 102.2.*

This has been fixed.

27. *Colored site plan and other plan sets do not match. Discrepancies include the number of trailer storage spaces, number of parking spaces, and location of emergency access gate.*

This has been updated.

28. *How will the current proposed operations be different from the previously approved advanced manufacturing facility's operations?*

This new proposed facility will be a logistics center with home delivery, this is different because now only a handful of large trucks will be on site with a majority of the trips being done by small box trucks.

29. *Please consider utilizing solar for the roof of this project*

They cannot commit to anything at this time but will look into it.

## **PUBLIC HEARING**

[39:27] Chairman Stith opened up the public hearing portion of this application.

[39:37] Bob Dion, chairman of the Greenland NH Planning Board, came to speak on this application. Mr. Dion asked for clarification on the orientation of the plans and asked to see a map showing exactly where the proposed site was in relation to the rest of Pease, which was provided. He asked for clarification on whether the trucks would be driving by the golf course which they confirmed would occur. He noted that during the work week, there is significant traffic in Greenland and he wanted to know how the proposal would impact traffic on Route 33.

[44:16] Mr. Hansen responded that daily trips would be approximately 288 and the majority of their trips would be during off-peak hours, with approximately five trucks coming into the site during peak hours.

[52:50] Chairman Stith closed the public comment portion of the hearing.

## **DISCUSSION AND DECISION OF THE BOARD**

[53:19] E. Eby asked if the revised plans had been uploaded. Chairman Stith responded that they were available on ViewPoint.

[53:32] D. Desfosses noted that they needed to make a few revisions and that their third party review would have to be in before the Planning Board submission deadline (July 26 for August 17 meeting).

[55:47] D. Desfosses noted that as long as they get the third party response by the first week of August then the Department of Public Works (DPW) should have enough time to review.

[56:28] D. Desfosses made a motion to move this application forward with the conditions that DPW reviews the third party stormwater report and that all other revisions are made based on the comments. P. Howe seconded the motion.

[58:10] The motion passed unanimously.

## **III. ADJOURNMENT**

The meeting adjourned at 2:53 p.m.

Respectfully submitted,

Kate E. Homet  
Secretary for the Technical Advisory Committee