

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

APRIL 30, 2002

MEMBERS PRESENT: David M. Holden, Planning Director;
John Burke, Parking and Transportation Engineer
Captain Thomas Schladenhauffen, Police Department
Charlie Jones, Fire Marshal;
Alanson Sturgis, Chairman of the Conservation Commission;
Tom Cravens, Engineering Technician;
David Desfosses, Engineering Technician; and,
Tom Richter, Engineering Technician

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. OLD BUSINESS

A. The application of **Wren's Nest Motel Corp.**, owner, for property located at **3548 Lafayette Road** wherein site plan approval is requested for the construction of a 180' x 50' parking area to accommodate twenty-eight spaces in conjunction with a proposed 60 seat restaurant with a bar area and dance floor within an existing building with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 6 and lies within a Single Residence A district. **(This application was tabled at the April 2, 2002, meeting to this meeting.)**

The Committee took the application off the table and voted to recommend approval of the site plan to the Planning Board subject to the following stipulation:

That internal parking and traffic signs be established as per the request of John Burke, the City's Parking and Traffic Engineer.

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B. The application of **Jay Gingrich**, owner, for property located at **915 Sagamore Avenue** wherein site plan approval is requested for the construction of a 24' x 72' one-story addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district. **(This application was tabled at the April 2, 2002, meeting to this meeting.)**

The Committee took the application off the table and after questioning the applicant, voted to table the application to the Committee's June 4, 2002, meeting. The tabling motion was made to allow for a meeting with you, myself, Lucy Tillman, David Desfosses of the Engineering Division and John Burke, the City's Parking and Transportation Engineer.

Some of the outstanding issues are listed below:

1. That a note be added to the plan that the applicant shall call David Desfosses, Engineering Technician, Public Works Department for an inspection of the silt fence prior to the commencement of construction;
2. That the silt fence along the southerly side of the building should be extended a little further in a northerly direction just beyond contour 26;
3. That a note be added to the plan that any excavation material/construction debris shall be kept away from the tidal buffer zone;
4. That consideration be given to bringing the existing curb cut in conformance with present day standards;
5. That the site plan indicate how the gravel parking spaces will be delineated;
6. That a determination be made as to whether NHDES permitting is required for the discharge from the lobster tanks to Sagamore Creek; and,
7. That the Septic System Approval # be added to the site plan.

The Technical Advisory Committee reiterated its concern about vehicles having to back out of the front parking spaces.

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II. PUBLIC HEARINGS

A. The application of **J. Tyler Rohrer, owner, and John W. Rohrer, applicant**, for property located at **46-48 Columbia Street** wherein site plan approval is requested for the construction of a three-story 2,660 s.f. (footprint) structure (the previous structure having been destroyed by fire) for use as a six unit apartment building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 156 as Lot 16 and lies within an Apartment district.

VOTED to recommend approval of the site plan to the Planning Board subject to the following stipulations:

1. That a note be added to the plan that all work in the street shall be done in accordance with the Excavation Permit process;
 2. That the domestic water service be sized by a plumber or a mechanical engineer and be installed in accordance with City standards;
 3. That the first floor shall be handicapped accessible;
 4. That if sump pumps are installed, they shall be tied into the drain line;
 5. That exterior lighting shall not shine onto adjacent properties;
 6. That the drains from the adjacent rear property be tied into the drain for this site;
 7. That the drain lines shall be perforated to pick up any ground water caused by melting snow; and
 8. That the site plan indicate the appropriate number of handicapped parking spaces.
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B. The application of **Raymond Grasso, owner, and Kevin Ravenelle, applicant**, for property located at **2859 Lafayette Road** wherein site plan approval is requested for the construction of a 60' x 40' one-story car wash facility with related paving, utilities, landscaping, drainage and associated site improvements. The existing structure will be demolished. Said property is shown on Assessor Plan 286 as Lot 20 and lies within a General Business district.

VOTED to recommend approval of the site plan to the Planning Board subject to the following stipulations:

1. That the following sections from the Drainage Report be noted on the plan: Sections 4.6, 4.7 and 4.8;
2. That the monitoring wells be capped and abandoned in accordance with NHDES standards;
3. That a queuing analysis for existing and built conditions be forwarded to John Burke, the City's Parking and Transportation Engineer;
4. That the application be reviewed by the Traffic/Safety Committee with a recommendation and report back to the Planning Board;
5. That a note be added to the plan that the applicant shall call David Desfosses, Engineering Technician, Public Works Department for an inspection of the silt fence prior to the commencement of construction;
6. That the attorney for the applicant, Bernard W. Pelech, work with Planning Department staff regarding the Vortechs system.

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C. The application of **Kelly Warren Revocable Trust, owner, and Scott Warren, applicant**, for property located at **132 Chapel Street** wherein site plan approval is requested for the following: 1) a 10' x 22' two story addition to the rear of an existing structure; 2) a 14.5' x 22' two and one-half story addition to the front of an existing structure that includes the removal of the existing front porch; and, a 4.5' x 17' one-story porch addition on the northerly side with associated site improvements. Said property is shown on Assessor Plan 106 as Lot 6 and lies within the Central Business B and Historic A districts.

VOTED to recommend approval of the site plan to the Planning Board subject to the following stipulations:

1. That the existing sewer easement be indicated on the plan;
2. That there should be more than five feet of separation between the new fire service line and existing utilities; and,
3. That the timing of the installation of the water line be coordinated with Tom Richter, Engineering Technician, Public Works Department (as a new brick sidewalk is scheduled for Chapel Street).

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D. The application of **325 State Street LLC, owner and applicant**, for property located at **325 State Street** wherein site plan approval is requested for the construction of a five-story 28,324 s.f. (footprint) building for office, retail and apartment use with related paving, utilities, landscaping, drainage and associated site improvements. The existing structure will be demolished. Ninety-six covered parking spaces will be provided. Said property is shown on Assessor Plan 116 as Lots 1, 2 and 6 (lots to be combined) and lies within the Central Business B and Historic A districts.

At the request of the applicant’s engineer, the Committee went into a work session mode in place of the Public Hearing. VOTED to table the application to the Committee’s June 4, 2002, meeting.

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E. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **The Kane Company, applicant**, for property located at the corner of Corporate Drive and Oak Avenue to be known as **230 Corporate Drive** wherein site plan approval is requested for the construction of a 45,000 s.f. one-story building for office and light industrial use to be constructed in two phases: 30,000 s.f. in Phase 1 and 15,000 s.f. in Phase 2. Said property is shown on Assessor Plan 315 and lies within an Airport/Business/Commercial district.

VOTED to recommend approval of the site plan subject to the following stipulations:

1. That the site plan indicate that a maintenance schedule and reports from clean outs of the drainage structure(s) be submitted to the Engineering Division of the Public Works Department;
2. That the drainage study be reviewed by David Desfosses, Engineering Technician, with comments to the Planning Board;
3. That the applicant shall continue to work with the Pease Development Authority (PDA) and the City of Portsmouth in the preparation of the Tradeport Traffic Master Plan with the applicant contributing to traffic improvements in an amount to be determined by the PDA;
4. That the applicant consider installing a “safe refuge” island in the middle of the entranceway;
5. That the site plan shall conform to the parking island regulations contained in the PDA regulations;
6. That the applicant shall enter into an appropriate agreement between the City and the PDA regarding sewer service;
7. That as utilities are provided underground, any superfluous rights-of-way or easements be abandoned;
8. That the site plan contain a sidewalk detail;
9. That the landscaping plan be subject to the approval of Planning Department staff; and
10. That the site plan indicate that the water service be 2” type K soft copper.

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III. ADJOURNMENT

Adjournment was had at approximately 4:10 p.m.

This action sheet was prepared by Barbara B. Driscoll
Administrative Assistant in the Planning Department