

SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

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

JULY 2, 2002

MEMBERS PRESENT: David M. Holden, Planning Director;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer;
Michael Magnant, Deputy Police Chief;
Charlie Jones, Fire Marshal; and,
Alanson Sturgis, Chairman of the Conservation Commission

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. OLD BUSINESS

A. 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 Committee's June 4, 2002, meeting to this meeting.)**

SPEAKING TO THE APPLICATION:

The Chair read the notice. Mr. Jones moved to take the application off the table. Mr. Allen seconded the motion. The motion passed unanimously.

SPEAKING TO THE APPLICATION:

John Chagnon of Ambit Engineering addressed the Committee and proceeded to review the conditions contained in the Letter of Decision from the April 30th meeting.

A note has been added to Sheet C-2 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.

The plan indicates that the silt fence has been extended along the southerly side of the building another 50' towards Sagamore Avenue to the 26 contour.

Note 6 on Sheet C-2 states that any excavation material/construction debris shall be kept away from the tidal buffer zone.

Sheet C-2 now indicates concrete bumpers at the end of the eight gravel parking spots.

Mr. Gingrich, the owner and applicant, has asked his tenants to produce a permit from the NHDES regarding the discharge from the lobster tanks to Sagamore Creek.

The septic system approval has been added to Sheet C-2 as note #7.

With regard to bringing the existing curb cut into conformance, Mr. Chagnon reported that he had met on-site with John Burke. Mr. Chagnon mentioned that the plan had been reviewed by

the Traffic & Safety Committee; that a site walk was held; that the Committee recommended approval of the site plan as submitted; that Herb Bunnell of the Traffic & Safety Committee commented that everything seemed to work; that there was plenty of room for vehicles to turn around and head out into the street. Mr. Chagnon noted that one would be hard pressed to see more than two cars parked in front of the building.

Mr. Chagnon submitted materials indicating two schemes for the proposed curb cut. Scheme A would provide for the removal of pavement, loam and seed and extend the sidewalk some 55'. Scheme B turns the parking parallel to the roadway. This configuration would result in the loss of two parking spaces bringing the number of spaces being provided below the required threshold.

It was Mr. Chagnon's opinion that Scheme A would be a reasonable compromise going on to explain that the applicant doesn't support either scheme but that he understands that the Committee has the right to make such a condition. Mr. Chagnon added that Mr. Gingrich is not too thrilled to be paying for a sidewalk on a City street.

The Chair made a third and final call for speakers. There being none, he declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Burke moved to approve with stipulations. Mr. Sturgis seconded the motion. The Chair commented that he agreed with John Burke that Scheme B represented what the Committee was hoping to accomplish in increasing the sidewalk and decreasing the curb cut. However, he (the Chair) would reluctantly go along with Scheme A.

With regard to the letter submitted by Mr. Onosko regarding boat repairs, Deputy Chief Magnant stated that this was not the first time that the issue of boat repairs had been brought up. Mr. Chagnon indicated that he could not speak to the use of the property for boat repairs. The Chair indicated that the letter would be turned over to the zoning officer for a report to the Planning Department. Mr. Sturgis, who lives on Little Harbor Road, indicated that work on a boat had been ongoing during the spring.

Getting back to the issue of the curb cut, Mr. Burke pointed out that the State would be redoing the bridge at some point; aligning at some point and that he would hate to have Mr. Gingrich lose parking spaces at that time.

The Chair asked that all conditions be included in the recommendation to approve so that they could be reviewed at the Planning Board level.

- 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 the site plan shall be modified to include the proposed sidewalk/curb cut improvements (Scheme A) and that the final design for the decrease in the existing curb**

cut shall be reviewed and approved by John Burke, the City's Parking and Transportation Engineer [pending at this writing];

- 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 [pending at this writing];
- 7. That the Septic System Approval # be added to the site plan; and,
- 8. That the Legal Department review the future Sagamore Bridge improvements and its impact on the proposed parking in Scheme A [completed].

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B. 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. **(This application was tabled at the Committee's June 4, 2002, meeting to this meeting.)**

The Chair read the notice into the record and thereafter stated that the department had received a letter from Altus Engineering asking that the application be retabled to the July 30th meeting of the Committee. Mr. Sturgis so moved. Deputy Chief Magnant seconded the motion. The motion passed unanimously.

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II. PUBLIC HEARINGS

A. The application of **Micronics Realty Trust** for property located at **200 West Road** wherein site plan approval is requested for the construction of a one-story 44' x 100' addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 267 as Lot 22 and lies within an Industrial district.

SPEAKING TO THE APPLICATION:

The Chair read the notice into the record. Jessica Winston of Millette, Sprague & Colwell, addressed the Committee. She stated that the addition would be used for warehousing filter fabrics manufactured on site. No additional utilities will be required and the on-site utilities will not be disturbed. The addition will line up with the back side of the existing building and the addition will be constructed over existing pavement.

The proposal brings with it an increase in required parking that can be accommodated with the existing parking on site.

The Chair asked if any easements would be required for utilities with the response being in the negative. The Chair asked if all services to the proposed structure would be underground with the response being in the affirmative.

The Fire Marshal spoke to the water service being able to handle rack storage explaining that the sprinkler system for rack storage is different than a standard sprinkler system.

A concern was expressed about the materials being stored. It was stated that no hazardous materials are required to create the filter fabric.

The Chair made a second and third call for speakers. Seeing none, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Allen moved to approve with stipulations. Mr. Sturgis seconded the motion.

- 1. That the landscaping plan shall be approved by Lucy Tillman of the Planning Department; and,**
- 2. That the site plan indicate the existing water access easements.**

The motion passed unanimously.

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B The application of **Millenium Borthwick, LLC** for property located off **Borthwick Avenue** wherein site plan approval is requested for the construction of two (2) three-story buildings each having a footprint of 50,400 s.f. for a total of 100,800 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14A and lies within an Industrial district.

SPEAKING TO THE APPLICATION:

The Chair read the notice into the record. Richard P. Millette of Millette, Sprague & Colwell addressed the Committee informing them that Attorney Bernard Pelech was also present.

Mr. Millette went on to state that the proposal before the Committee had received both local and State approvals in 1999 explaining that the project was not built due to economic conditions. Apparently, a tenant is now in place; thus the attempt to reactivate the approvals.

Mr. Millette explained that 405 parking spaces would be provided; that a public sewer line that runs through the property will be relocated onto public property. He went on to state that 380' of new sidewalk would be provided on Highliner Avenue and an equal amount would be provided on Borthwick Avenue. The notes regarding the Wetlands Protection Area from the previous approval and the provision to install four monitoring wells are still on the drawing.

The proposal calls for a large 400' long treatment and detention basin along Route 95 with four sedimentation berms being provided and four recharge basins being provided. The bulk of the drainage comes down through a structured culvert and catch basin system and eventually ends up in the Liberty Mutual pond. Because of the holding effect of that pond, there is a 42% reduction in drainage out to the catch basins on Borthwick Avenue and a 15% reduction in drainage running into the Liberty Mutual pond.

Variances were received at the June 25 Board of Adjustment meeting for a reduction in the required number and location of loading berths.

A Conditional Use Permit was granted by the Planning Board at its June 20th meeting as the buffer zone has increased since the last approval and some of the parking spaces are located in the buffer zone.

Mr. Allen had a question as to leaching catch basins. Mr. Millette responded by stating that there would be four leaching basins in an attempt to recharge some of the water that would be slowed down in that basin.

Deputy Chief Magnant noted that internal sidewalks were missing. Mr. Millette stated that he would speak with his client as to the best location for those sidewalks. The Deputy Chief inquired as to lighting in the parking lot. Mr. Millette referred to a lighting pattern explaining that there would be some 40 lights overall. Mr. Millette stated that he would be happy to provide the Deputy Chief with a copy of the lighting pattern.

The Chair made three calls for speakers. There being none, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Burke spoke to the fact that the proposal would result in some 150 to 200 trip ends and suggested that Highliner Avenue have left and right turn lanes. Discussion ensued on the fact that there should be no parking on Highliner Avenue.

Mr. Burke moved to approve with stipulations. Mr. Sturgis seconded the motion.

- 1. That the site plan shall indicate the installation of left and right turn lanes on Highliner Avenue with reflective tape in conformance with City standards;**
- 2. That a mass transit pullover be located on Borthwick Avenue subject to the review of John Burke, the City's Parking and Transportation Engineer;**
- 3. That the landscaping plan shall be reviewed by Lucy Tillman of the Planning Department;**
- 4. That each building shall have a municipal master box;**
- 5. That the site plan shall indicate internal or on-site sidewalks from the buildings to Borthwick Avenue;**
- 6. That the existing parking spaces located on Highliner Avenue shall be removed;**
- 7. That should the buildings contain cooking facilities that separate grease traps shall be installed;**
- 8. That the monitoring wells shall be installed under direction of the City's Water Division or a hydrogeologist as this project is within the Wellhead Protection Area for Portsmouth Well #1 and the Collins Well;**
- 9. That an easement shall be granted to the City of Portsmouth for access to all monitoring well sites for sampling purposes;**
- 10. That an initial sampling shall be performed at all monitoring well sites for all constituents for a groundwater supply, including TKN, Nitrates, Nitrites, VOCs and radionuclides;**
- 11. That a well log, well construction and analysis of samples shall be turned over to the Tom Cravens of the City's Water Division prior to Certificates of Occupancy being issued for the buildings; and,**
- 12. That the contractor shall comply with the Portsmouth Aquifer Protection Guidelines for construction activities within the Wellhead Protection Area.**

Mr. Burke commented that the mass transit pullover would be a trade off and in place of a contribution to the Griffin Road traffic signal.

The motion passed unanimously.

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III. ADJOURNMENT was had at approximately 2:45 p.m.

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These minutes were taken and transcribed by Barbara B. Driscoll, Administrative Assistant in the Planning Department.