

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

SEPTEMBER 23, 2004

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; Deputy City Manager Cindy Hayden; Thomas Ferrini, City Council Representative; Richard A. Hopley, Building Inspector; George Savramis, Raymond Will; John Ricci, and Alternate, Jerry Hejtmanek;

MEMBERS EXCUSED: John Sullivan; Donald Coker,

ALSO PRESENT: David M. Holden, Planning Director
Lucy Tillman, Planner I

.....

I. APPROVAL OF MINUTES

Planning Board Work Session of September 2, 2004 – Approved with revisions.

.....

II. AMENDED SITE PLAN REVIEW

A. The application of the **City of Portsmouth, Owner**, for property located at **175 Parrott Avenue**, wherein approval for an amendment to a previously approved Site Review Application is requested for the construction of a two-story 38,000 ± s.f. building for use as a public library with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 128 as Lot 14 and lies within a Municipal district.

Voted to **grant** amended Site Review Approval subject to the following **stipulations**:

From the Technical Advisory Committee Meeting on September 7, 2004:

- 1) That the Department of Public Works approve a revised Site Plan reflecting all signing and striping on the site, prior to the Planning Board meeting;
- 2) That the gas line shall be capped at or near the existing gas main and shall be completed according to the gas company standards;
- 3) That the primary electrical transformer shall be installed to PSNH standards;
- 4) That a landscaping plan shall be reviewed and approved by Lucy Tillman;

From the Planning Board Meeting of September 23, 2004:

- 5) That the Site Plans should add a note referring to the National Flood Insurance Rate Map and include the Community Panel Number and the designated Flood Hazard Zone, as well as

referencing the Base Flood Elevation (BFE) based on the National Geodetic Vertical Datum of 1929.

.....
III. OLD BUSINESS

A. The application of **Joli Ann Foucher, Owner**, for property located at **566 Greenland Road** where Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having a lot area of 1.8 ± acres and 100 feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.4 ± acres and 80’ of continuous street frontage off Greenland Road, and lying in a zone where a minimum lot area of 15,000 s.f. and 100’ of continuous street frontage is required. Said property is shown on Assessor Plan 258 as Lot 1 and lies within a Single Residence B district. **(This matter was tabled at the August 19, 2004 Planning Board Meeting)**

Voted to **table** until the October 21, 2004 Planning Board Meeting.

.....
B. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 175,550 ± s.f. and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 287,292 ± s.f. and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150’ of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district. **(This matter was tabled at the August 19, 2004 Planning Board Meeting)**

Voted to **table** until the October 21, 2004 Planning Board Meeting.

.....
IV. PUBLIC HEARINGS

A. The application of **Moray, LLC, Owner** for property located at **235 Commerce Way** and **Brora, LLC, Owner**, for property off **Portsmouth Boulevard** wherein Preliminary and Final Approval is requested for a lot line relocation whereby property located at 325 Commerce Way would have a lot area of 247,954 ± s.f. and 646.56’ of street frontage and property located off Portsmouth Boulevard would have a lot area of 239,040 ± s.f. and 433.91’ of street frontage, in a district where a minimum lot area of 3 acres and 300’ of street frontage is required. Said properties are located in an Office Research/Mariner’s Village district and are shown on Assessor Plan 213 as Lot 11 and Assessor Plan 216 as Lot 1-8B.

Voted to **grant** Preliminary Subdivision Approval.

This was to allow the applicant to address and clarify the parking issues through the Site Review process.

.....
B. The application of **Bellwood Associates Limited Partnership, Owner**, for property located at **2300 Lafayette Road**, wherein site plan approval is requested for the construction of a new waterslide, a 27’ x 30’ pump building, concrete decking, walkways, fencing and associated underground utilities, a 45’ expansion of the parking lot #4 and clearing of trees and preparation of gravel surface, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on

Assessor Plan 273 as Lots 5 & 7, and lies within a General Business & Industrial district. (This application was tabled at the Technical Advisory Committee Meeting of June 29, 2004.)

Voted to **grant** Site Review Approval subject to the following **stipulations**:

From the Technical Advisory Committee Meeting on September 7, 2004:

- 1) That a landscape plan, reflecting the brush that will be removed, shall be reviewed and approved by Lucy Tillman;
- 2) That the size and type of the existing and proposed water mains shall be shown on the plans;
- 3) That the Applicant shall assist the City in contacting NHDOT to make the following improvements:
 - Advance warning sign be installed on Route 1 southbound;
 - Better delineation of the right turn lane into the park;
 - Bring the warrant study relative to the intersection at Constitution Avenue to the NHDOT to discuss widening the intersection and signaling it;
- 4) That the Planning Department shall provide lot consolidation information to the Applicant;

From the Planning Board Meeting of September 23, 2004:

- 5) That the tower be labeled on the Site Plans.

.....

C. The application of **Lambert Lake Assoc., LLC, Owner, and Primax Properties, LLC, Applicant**, for property located at **2299 Lafayette Road**, wherein site plan approval is requested for the construction of an 83'± x 83'± auto parts store with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 272 as Lot 4 and lies within a General Business district.

Voted to **grant** Site Review Approval subject to the following **stipulations**:

From the Technical Advisory Committee Meeting on September 7, 2004:

- 1) That the geotechnical report that was prepared for the site shall be provided to David Desfosses for his review and a report back to the Planning Department;
- 2) That along the back of the property within the wetlands buffer there is a well hole that shall be abandoned in accord with NHDES standards and filled in;
- 3) That only one water service per lot is allowed and, in consideration of the possibility of another building on the lot, the Applicant may want to move the main line;
- 4) That the USGS benchmark shall be protected and a note shall be added to the plan stating "Do not disturb";
- 5) That a 12' easement shall be granted to NHDOT;

From the Planning Board Meeting of September 23, 2004:

- 6) That if no construction is started on the remaining portion of the lot within a two year period then the pavement will be removed;
- 7) That signage shall be added for the motorcycle concrete parking pad and a note added to the Site Plans;
- 8) That a snow storage area shall be designated on the back of the lot and a note added to the Site Plans;
- 9) That the Applicant will work with the Department of Public Works and the Planning Department to bring the height of the light poles down to a height between 16' – 20';
- 10) That there shall be no outdoor storage and a note added to the Site Plans;

.....

D. 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 **Two International Group, LLC, Owner** for property located at **100 International Drive**, wherein approval for an amendment to a previously approved Site Review Application is requested for the construction of a three-story office building with a 26,500 ± s.f. footprint, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Pease Industrial district.

Voted to **recommend approval¹** of the Preliminary and Final Subdivision Approval subject to the following **stipulations**:

From the November 4, 2003 Technical Advisory Committee Meeting:

- 1) That the parking space width be changed from 8 ½' to 9', as offered by the applicant;
- 2) That the easterly driveway be eliminated;
- 3) That the front sidewalk be constructed of concrete (not asphalt);
- 4) That the demo and utility plans indicate which monitoring wells will be abandoned and which will remain and those that are to be abandoned will follow NH DES standards (note to be added to appropriate plans);
- 5) That a note be added to the utility plan that the construction is within the wellhead construction area;
- 6) That oil/water separators be added to the catch basins;
- 7) That loading berths be added to the plan;
- 8) That a spec sheet be provided to Tom Cravens describing an emergency generator for possible future installation;
- 9) That the undergrounding of utilities be made clearer on the plan;
- 10) That a licensed traffic engineer submit a memo to Maria Stowell, with a copy to John Burke, regarding traffic generation and how it relates to the van/car pool plan and off-site traffic improvements per the Tradeport's Transportation Master Plan; that the Planning Department

¹ See RSA 12-G:10 (c) "In all instances the authority (Pease Development Authority) shall retain the power to make the final decision regarding applicability, interpretation, and enforcement of its land use controls, which shall require 5 affirmative votes."

recommends that no building permit be issued until all agreements and stipulations are in place and meet with the Board of Director’s approval;

- 11) That a revised plan reflecting all changes be reviewed by David Desfosses, David Holden and Lucy Tillman prior to the November 20, 2002 Planning Board meeting;
- 12) That Deputy Chief Steve Griswall be contacted regarding the master fire alarm box.

From the November 20, 2003 Planning Board Meeting:

- 1) That the snow storage area be moved in further from the 25’ buffer zone during Phase I;

From the September 7, 2004 Technical Advisory Committee Meeting:

- 1) That all previous Stipulations from the TAC meeting of November 4, 2003 and the Planning Board approval of November 20, 2003 shall remain in effect;
- 2) That the loading berths shall be marked and shown on the Site Plan;
- 3) That the old water service shut off in the front of the building shall be abandoned per City standards and shall be marked “abandoned” on the Site Plan;
- 4) That any additional development shall be subject to further review;

From the September 23, 2004 Planning Board Meeting:

- 5) That a concrete motorcycle pad shall be added to the Site Plans;
- 6) That the light poles shall be no higher than 18’ and a note added to the Site Plans;
- 7) That the dumpster area shall be enlarged to include the storage of recycleables and a note added to the Site Plans;

.....

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 **Lonza Biologics, Inc., Owner**, for property located at **101 International Drive**, wherein site plan approval is requested for the construction of three story addition, with a 95,000± s.f. footprint, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 305 as Lot 6 and lies within the Pease Airport Business and Commercial district.

Voted to **recommend approval²** of the Preliminary and Final Subdivision Approval subject to the following **stipulations**:

From the Technical Advisory Committee Meeting on September 7, 2004:

- 1) That a semi permanent barrier shall be installed between the end of the parking lot and Corporate Drive (so called “flat iron” paved);
- 2) That the application shall include both lots for application purposes;

² See RSA 12-G:10 (c) “In all instances the authority (Pease Development Authority) shall retain the power to make the final decision regarding applicability, interpretation, and enforcement of its land use controls, which shall require 5 affirmative votes.”

- 3) That the flat iron site shall be returned to it's pre-existing condition, or better, at the conclusion of the project;
- 4) That all fire alarms shall terminate at the single control panel;
- 5) That the applicant shall work with DPW in updating the sewer discharge permit to reflect the new construction;
- 6) That Goosebay Drive shall be rebuilt from the existing rear entrance to the corner at Goosebay Drive, at the conclusion of construction;
- 7) That DPW will continue to look at Goosebay Drive and make a recommendation prior to the Planning Board meeting;
- 8) That the site shall be built to Best Management Practices on the flat iron piece and a report will be prepared by David Allen with any other concerns prior to the Planning Board meeting;
- 9) That a warrant analysis shall be completed on the intersection of Corporate Drive and International Drive;

From the Planning Board Meeting of September 23, 2004:

- 10) That hay bales shall be placed along the swale area in the temporary parking area during construction;

.....
V. CITY COUNCIL REFERRALS/REQUESTS

- A. NH Public Radio Repeater to be placed on Portsmouth City Hall

Voted to recommend approval to the City Council.
.....

VI. NEW BUSINESS

- A. Subdivision Plan for property located at **195-197 Raleigh Way**
- B. Subdivision Plan for property located at **224-226 Concord Way**

Informational only.
.....

VII. OLD BUSINESS

- A. Request for one year extension for property located **off Lang and Longmeadow Road.**

Voted to **grant** a one year extension. Site plan approval will now expire on October 16, 2005. All stipulations associated with the original approval remain in effect.
.....

- B. Site Plan amendment for property located at **400 Gosling Road (PSNH);**

Informational only.

.....
VI. ADJOURNMENT

Motion to adjourn at 10:45 pm.

.....
This Action Sheet was prepared by Jane M. Shouse, Administrative Assistant in the Planning Department.