

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

APRIL 6, 2004

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; John Burke, Parking & Transportation Director, David Desfosses, Engineering Technician; Steve Griswold, Captain, Fire Chief; David Young, Deputy Police Chief and Alanson Sturgis, Chairman, Conservation Commission

ALSO PRESENT: Lucy Tillman, Planner

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I. PUBLIC HEARINGS

A. The application of **Erie Scientific Company, Inc., owner, and C & L Construction Company, Inc., Applicant**, for property located at **20 Post Road** wherein site plan approval is requested for increasing the size of an existing parking lot and constructing additional water detention areas, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lot 9 and lies within an Industrial district.

Voted to **recommend approval** of the site plan to the Planning Board with the following stipulation:

- 1) That the applicant set up a meeting at DPW with the effected parties to attempt to find a solution to the drainage issue;

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B. The application of **Olde Port Development Group, LLC** for property located at **126 State Street** wherein site plan approval is requested to construct a 19' x 22.5' addition to the rear of the existing building and to add 1 ½ stories to an existing section of the building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 57 and lies within a Central Business district.

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

- 1) That the applicant demonstrate that they have worked out curbing and sidewalk issues to the satisfaction of DPW, prior to the issuance of a building permit;
- 2) That the applicant list the variances granted by the Board of Adjustment on the Site Plan;
- 3) That parking calculations be worked out with Lucy Tillman and marked on the Site Plan;
- 4) That the Site Plan be reviewed for conformance with the Historic District Commission for a Certificate of Appropriateness, prior to the issuance of a building permit;
- 5) That this matter be referred to the Traffic & Safety Committee for review at their April 15, 2004 meeting, for a recommendation to the Planning Board;
- 6) That a knox box be installed at a location to be approved by the Fire Department;

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C. The application of **Public Service Company of New Hampshire**, owner, for property located at **400 Gosling Road** wherein site plan approval is requested for the construction of the following: a) a wood fire boiler, b) an air emission control device and ductwork, c) a wood conveyor constructed over the existing coal conveyor extending from Lot 1 over the railroad parcel to Lot 2A, d) a 200'± x 300'± wood chip storage building including all wood chip handing equipment; and, e) relocate fireside wash recycle all with associated paving, utilities, and such other accessory structures as required by this application, along with landscaping, drainage and site improvements. Said property is shown on Assessor Plan 214 as Lots 1 & 2 and lies within a Waterfront Industrial district.

Voted to **table** this matter to **Tuesday, April 27, 2004 at 2:00 p.m.** as a result of outstanding issues under Site Review Regulation, Evaluation Criteria:

- B. The site development will not comply with all City Ordinances and Codes;
- G. The site development lacks adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers;
- J. The proposed volume and arrangement of vehicular and pedestrian traffic flow, including but not limited to parking areas, intersections, roads or driveways, and traffic controls will create an unacceptable increase in safety hazards and traffic congestion.

The tabling motion was made to allow for the following actions:

- 1) That a meeting be scheduled to review traffic impacts on Gosling Way with the Town of Newington, NHDOT, the City of Portsmouth and the Rockingham Planning Commission;
- 2) That a regional meeting be scheduled regarding the future of Shattuck Way and the issue of rail with the same parties;
- 3) That the applicant work with the abutters regarding the adequacy of the noise report;
- 4) That a Landscaping Plan be prepared;

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II. ADJOURNMENT was had at approximately 5:30 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department