

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

SEPTEMBER 7, 2004

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; John Burke, Director, Parking & Transportation; Thomas Cravens, Engineering Technician; David Desfosses, Engineering Technician; Steve Griswold, Captain, Fire Department; and David Young, Deputy Police Chief; (Peter Rice filling in for David Allen for the 175 Parrott Avenue application)

ALSO PRESENT: Lucy Tillman, Planner

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I. OLD BUSINESS

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

- 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.
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B. The application of **Henry S. Dutkowski, Owner**, for property located at **806 US Route 1-ByPass**, wherein site plan approval is requested to construct a 2-story 652 ± s.f. addition to the front of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 161 as Lot 43 and lies within a General Business B district. (This application was tabled at the Technical Advisory Committee Meeting of August 3, 2004.)

Voted to **table** indefinitely.

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II. PUBLIC HEARINGS

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

- 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.

Mr. Desfosses felt that the City had increased parking in the area, this plan has more parking than the previous one, it is in close proximity to several residential areas as well as Senior Centers and is an appropriate site.

Mr. Rice indicated that the City has done work prior to this project to meet the needs of sewer and water and accommodates the needs of this project. They will also be doing future projects to add capacity to the sewer system so these utilities are adequate to serve any future needs of the library.

Deputy Police Chief David Young felt this was a good site to go forward with.

Deputy Fire Chief Griswold indicated that the site meets all fire safety requirements. He further stated that the statistics in the history of sprinkler systems show that there has never been a multi-casualty death in a building that has working sprinklers since sprinklers were implemented in the late 1800's.

Mr. Holden reviewed the Site Review criteria and found no issues that were not being addressed. He saw the site safety as being more than adequate and the parking and pedestrian related safety being addressed. He also did not see any impacts being imposed on municipal services.

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

- 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 (exact width to be verified with NHDOT);
 - 6) That a landscape plan to be reviewed and approved by Lucy Tillman.
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C. The application of **Wal-Mart Real Estate Business Trust and Joker's Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 185,685 ± s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district.

Voted to **table** to the next regularly scheduled TAC meeting on October 5, 2004.

This will allow the applicant and John Burke to meet with NHDOT on September 22nd. Crosswalks and pedestrian signals were a concern as this is a very busy intersection. Continued discussions regarding sidewalks and handicapped ramps were requested. It was felt that traffic had increased greatly and the City would like to review previous traffic study reports. It appears that most improvements are with entities other than the City of Portsmouth. Tabling this matter will allow for a scoping session with the NHDOT and a report back to this Committee. Mr. Burke will also contact Coast Transportation.

This action was to allow time to address some of the concerns of the Committee:

- 1) That the Applicant shall work with the City to finalize an Easement Plan from Constitution Avenue, across the Salema property, and extending the entire length of the water line;
- 2) That the abandoned water lines shall be cross-hatched and identified on the Site Plans;
- 3) That the water service that runs through Jokers shall be abandoned to City standards;
- 4) That the irrigation system shall run through the existing water main (only one meter allowed per lot);
- 5) That a minimum of 6” of loam be shall be added to all landscaping;
- 6) That soil and moisture sensors and rain sensors shall be installed on the irrigation system;
- 7) That a Site Plan showing the pedestrian area on Route 1 shall be provided;
- 8) That additional striping and signage be added to the parking lot and shall be shown on the Site Plans;
- 9) That the central access corridor, where the crosswalk is shown, shall be a four-way intersection with four stop bars and four stop signs, all striped in thermal plastic and shown on the Site Plan;
- 10) That a landscaping plan be reviewed and approved by Lucy Tillman.

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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 ¹ to **recommend approval** of the site plan 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;

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.”

- 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 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;

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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 **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 ² to **recommend approval** of the site plan subject to the following stipulations:

- 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 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.”

- 2) That the application shall include both lots for application purposes;
- 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;

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II. ADJOURNMENT was had at approximately 6:10 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department