

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

**CITY COUNCIL CHAMBERS                      NOVEMBER 2, 2004  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

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

**ALSO PRESENT:**            Lucy Tillman, Planner

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**I.        PRESENTATION**

Stormwater Management Presentation by the Public Works Department.

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**II.       OLD BUSINESS**

1. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein site plan approval is requested to construct a 170' x 150' (irregular) 26,422 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/Mariner's Village district. (This application was tabled at the October 5, 2004 TAC meeting.)

Voted to **table** this matter and will **reconvene** a Special Technical Advisory Committee meeting on Tuesday, November 9, 2004 at 2:00 pm.

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2. The application of **6-16 Congress, LLC, Owner** for property located at **6-16 Congress Street**, wherein site plan approval is requested to construct a 12,465 ± s.f. 4 & 5 story mixed use structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 37, 38 & 39 and lies within a Central Business B and Historic A districts. (This application was tabled at the October 5, 2004 TAC meeting.)

Voted to **table** this application until the next regularly scheduled TAC meeting of November 30, 2004.

This was to allow the applicant to continue to address the issues from the October 5, 2004 TAC meeting as well as the following additional issues:

**From the October 5, 2004 TAC meeting:**

1)        That an Easement Plan and License Plan shall be prepared for review and approval by the City Legal Department;

- 2) That it be determined what materials will be used for the streetscape, i.e. what is going to be new granite, what is going to be old granite, where will the new granite go and where will the old granite go;
- 3) That the issues raised in the letter from Civil Works be addressed;
- 4) That the egress to the National Block remain open so that they comply with City Codes;
- 5) That a detailed description be provided regarding sewer and a meeting with the Department of Public Works is recommended;
- 6) That Sidewalk Easements shall be prepared for review and approval by the City Legal Department;
- 7) That the termination of shut-offs be shown on the plans;
- 8) That walkway safety be addressed in the construction area and the Church Street and Congress Street area to protect pedestrians from falling objects;
- 9) That the roof drains be shown on the plans;
- 10) That details be provided on specifications for brick construction, concrete handicapped ramp, and lighting,
- 11) That a determination be made for final paver material on Church Street;
- 12) That tree species need to be identified;
- 13) That electric metering should be shown on the plans;
- 14) That the sewer service shown on the plan should be 8" rather than 6";
- 15) That the water utility room should be shown on the detail sheet;
- 16) That the need for striping changes be referred to Traffic & Safety and a striping plan for Congress Street be submitted as part of the plans;
- 17) That trip generations be provided for existing development versus proposed development;
- 18) That lighting on Church Street be addressed;
- 19) That bike rack and bench specifications be provided for review and approval by the Planning Board/City Council;
- 20) That the loading zone be widened to 40' on Congress Street;
- 21) That a note be added to the Demolition Site Plans stating that improvements and operation in the public right-of-way require approval from the City Council;
- 22) That the plans show a stand pipe for the automatic sprinkler system for the fire service in the basement and that the stand pipe be in service and available to supply water as each floor progresses during construction;
- 23) That the details for granite curbing should be set in concrete and the brick shall be to city specifications and that the detail show the granite banding insulation and detail on the curbing;
- 24) That the tree detail reflects the granite curbing that will surround it;
- 25) That the electrical transformer on the side of the building, is on the abutting property, and an Easement will need to be prepared and noted on the plans;
- 26) That a note be added to the plan indicating that a sewer discharge permit be obtained;

**From the November 2, 2004 TAC Meeting:**

- 1) That the four doors on Congress Street be recessed for safety purposes or have the doors swing into the building, if code compliant;
- 2) That a garage door be considered researched so that further information can be provided at the next TAC meeting;
- 3) That a separate plan be prepared for signs and striping;
- 4) There are concerns over the landscaped area in the back of the building and there should either be a written agreement with the Porter Street abutters or it should be hardscaped;

- 5) That temporary arrangements for construction easements with the City need to be addressed, including the impact on abutters;
- 6) That construction hours will be added to the site plan;

**III. PUBLIC HEARINGS**

A. 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 190,800 ± s.f. 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** the application until the next regular TAC meeting on November 30, 2004 at 2:00 pm.

Some of the issues that the City would like to see addressed are as follows:

- 1) A report from NHDOT is required;
- 2) This matter should be scheduled before the Traffic & Safety Committee (if a Traffic Study is not required);
- 3) The water line should show that the fire service connects around the entire building and is connected to the loop with a valve and also identify how the service is going to work with the pump building (the plan is confusing and the area should be detailed);
- 4) The Easement Plan and language needs to be reviewed by the Legal/Planning Departments;
- 5) The City will meet with Coast to work out a bus loading area in front of the building;
- 6) That one or two new lights will be added to the rear intersection with Constitution Avenue;
- 7) That the conditions from the TAC meeting of September 7, 2004 will be brought forward;

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 and 250 ± s.f. of additional pavement for parking, 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.

Voted to **table** the application to the next regularly scheduled TAC meeting on November 30, 2004 at 2:00 pm.

C. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval is requested to construct a 4-story, 64’ x 240’, 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district.

Voted to **table** the application until the regular TAC meeting on January 4, 2005 at 2:00 pm.

Some of the issues that the City would like to see addressed are as follows:

- 1) A crosswalk at the back entrance of Chevrolet Avenue is shown 20' – 30' off of the street and it is unclear why that was done;
- 2) There are interior stairways shown on the layout and it is not clear where they go;
- 3) The loading area by Building C is oversized and it should be reduced;
- 4) The City of Portsmouth normally requires one single handicapped ramp rather than one at each corner (3 shown on the plans);
- 5) There is a 4' sidewalk shown heading towards Plaza 800 that needs to lead somewhere;
- 6) That a meeting should be set up with DPW to address sewerage and drainage issues;
- 7) More information is required about the proposed pond;
- 8) Details are required on the plans on the water feed, keeping in mind that the City only allows one meter per lot;
- 9) Lighting needs to be shown on the plans;
- 10) The sprinkler system needs to be shown on the plans;
- 11) Hydrants need to be added to the plans;
- 12) A revised traffic study should be submitted, including the Bartlett/Islington intersection and the Middle/Cass Street intersection;
- 13) A meeting should be set up with the applicant, the Planning Department and the City Attorney to address the conservation land, easements with Chevrolet and Brewery Lane, as well as parking;
- 14) The sidewalk on Chevrolet Avenue should be the City standard of 5' concrete;
- 15) Concern was expressed over the shortcut through Jewell Court;
- 16) It was felt that the sidewalk should be extended to encompass Building B and a detail should be provided showing the general conditions on both sides of the right-of-way;
- 17) The elevations and slope of the retaining walls should be noted on the plans;
- 18) That the City address their contribution to off site improvements.

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**II. ADJOURNMENT** was had at approximately 5:05 p.m.

Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant  
Planning Department