

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

JANUARY 4, 2005

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; John Burke, Director, Parking & Transportation; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, and Steve Griswold, Deputy Fire Chief

ALSO PRESENT: Lucy Tillman, Planner

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I. OLD BUSINESS

1. 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. (This application was tabled at the November 2, 2004 TAC meeting.)

Voted to **table** this application until the March 1, 2005 TAC meeting.

Issues raised at the November 2, 2004 TAC meeting:

- 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.

Issues raised at the January 4, 2005 TAC meeting:

- 19) That the applicant meet with the Public Works Department regarding sewerage and drainage issues;
- 20) That a determination be made regarding who maintains the upper half of Chevrolet Avenue and Brewery Lane from the intersection of Jewell Court;
- 21) That the traffic study should address the entire build out of the project;

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2. 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. 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. (This application was tabled at the November 30, 2004 TAC meeting.)

Voted to **table** the application until the next regular TAC meeting scheduled on February 1, 2005 at 2:00 pm.

Stipulations from the November 2, 2004 TAC Meeting:

- 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;

Stipulations from the November 30, 2004 TAC Meeting:

- 8) That the size and type of the two grease traps be noted on the Site Plan;
- 9) That a Site Plan set be provided to the all Committee members, complete with revision dates and a note of what the revisions were;
- 10) That the note on the Site Utility Plan behind Joker's that reads "Line to be abandon by city (typ)" be revised to read "Line to be abandoned according to City standards";
- 11) That a note be added where the easement line leaves the property for clarification;
- 12) That the water service be changed to a 4" service;
- 13) That the irrigation system be changed to come off of the domestic water meter in the building;

- 14) That the applicant work with the Planning Department and the DPW to revise the parking plan to address pedestrian safety and aesthetics;
- 15) That porous pavement be used on the parking lot areas to break up the significant amount of flow from the site;
- 16) That a written report be prepared for the Committee regarding trip generations and traffic issues, including all written correspondence with NHDOT;
- 17) That after a response has been received from NHDOT, a meeting shall be scheduled with the NHDOT, the applicant and City personnel to discuss Constitution Avenue and trip generations;
- 18) That the applicant appear before the Traffic & Safety Committee after receiving a recommendation of approval from TAC;
- 19) That an Easement Deed and Easement Plan be prepared for review and approval by the City Legal Department;

Stipulations from the January 4, 2004 TAC Meeting:

- 20) That a lighting comparison be prepared for presentation to the Planning Board;

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II. PUBLIC HEARINGS

A. The application of **145 Heritage Avenue Properties, LLC, Owner, and Carlisle Capital Corporation, Applicant**, for property located **off Heritage Avenue**, wherein site plan approval is requested for the construction of three buildings as follows: 1) a 120' x 130' 1-story industrial building with 15,600 ± s.f.; 1) a 210' x 140' 1-story industrial building with 29,400 ± s.f., and 3) a 30' x 90' 2-story garage with 2,700 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 7 and lies within an Industrial district.

Voted to **table** the application until the next regular TAC meeting scheduled on February 1, 2005 at 2:00 pm.

Issues raised at the January 4, 2005 TAC Meeting:

- 1) That a report by an independent wetland scientist be prepared;
- 2) That the elevations in the treatment area need to be addressed;
- 3) That the water main that goes through the culvert and runs across Banfield Road should be evaluated regarding capacity and flow and a drainage system analysis should be prepared which addresses potential off-site impacts in the Banfield Road/Heritage Avenue area;
- 4) That the driveway be relocated to the other side of the lot;
- 5) That the Heritage Avenue/Route 1 intersection be evaluated;
- 6) That only one water meter per lot is allowed and the plans should reflect the connection from the first building to the second building
- 7) That the stray water line coming off of the fire line should be eliminated;
- 8) That the water service must be either 2" or 4" pipe;
- 9) That a standard "No Trucks" sign be added to the entrance;
- 10) That a Masterbox and a Knox Box be added to the plans;
- 11) That the size of the smaller wetland be added to the plans;
- 12) That plantings and landscape treatment be added along the edge of the detention pond in the rear of the property.

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B. The application of **Strawbery Banke, Inc., Owner**, for property located **off Marcy Street**, wherein site plan approval is requested to construct a 1-story 3,300 ± s.f. free standing Orientation Center, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 104 as Lot 007 and lies within a Mixed Residential Office district and Historic District A.

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

- 1) That the 1” water service should have a separate water shut-off;
- 2) That a detail be prepared showing the sewer connection going directly into the sewer line, (and not headed back into the flow) and reviewed and approved by David Allen prior to the Planning Board meeting
- 3) That a meeting be scheduled with Deputy Fire Chief Steve Griswold, Chief Building Inspector Richard Hopley, Thomas Cravens, Engineering Technician and David Holden, Director of the Planning Department, to discuss adding a fire hydrant or alternative fire protection systems;

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II. ADJOURNMENT was had at approximately 4:00 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department