

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

OCTOBER 4, 2005

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Debbie Finnigan, Director of Parking and Transportation; Steve Parkinson, Director of Public Works; Steve Griswold, Deputy Fire Chief and David Young, Deputy Police Chief.

ALSO PRESENT:

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PUBLIC HEARINGS

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 August 30, 2005 TAC meeting.)

Voted to **approve** this application with the following stipulations:

Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:

- 1) That the traffic impact fee be finalized prior to the Planning Board Meeting;
- 2) That Ms. Finnigan and Mr. Parkinson shall submit a report on the parking spaces on Brewery Lane prior to the Planning Board Meeting;
- 3) That the Landscape Plan be reviewed and approved by the Planning Department;
- 4) That temporary fencing be installed around the construction area;

Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:

- 1) That the crosswalk and the stop bar be reversed on all appropriate sheets of the Site Plans;
- 2) That the bumpouts on the curbing shall have tipdowns on them and noted on all appropriate sheets of the Site Plans;
- 3) That the drainage plan should be redesigned so that the City can connect into an extended Jewell Court drainage system and said plan must be reviewed and approved by the City;
- 4) That a written agreement be prepared between the applicant and Plaza 800 regarding the proposed crosswalks which cross on to abutter property and said Agreement shall be reviewed and approved by the City Attorney;

Stipulations from the August 2, 2005 Technical Advisory Committee Meeting:

- 1) That the Sewer Construction Agreement be approved by DPW and the Legal Department;
- 2) That a sidewalk easement from Chevrolet Avenue to Brewery Lane be provided for review and approval by DPW and the Legal Department;

- 3) That dye tests be completed on site to provide information regarding sewer pipes and said information should be noted on the Site Plans;
- 4) That drainage and sewer easements shall be provided for review and approval by the City Legal Department;
- 5) That the proposed utility work in the conservation easement shall be reviewed and approved by DPW;

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2. The application of **Portsmouth Casey Home, Owner, and Heyland Development, Applicant**, for property located at **1950 Lafayette Road**, wherein site plan approval is requested to construct a 2 ½ story office building, with a 3,280 ± s.f. footprint and a 1 story 6,000 ± s.f. function hall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 7 and lies within an Office Research district. (This application was tabled at the August 30, 2005 TAC meeting.)

Voted to **approve** this application with the following stipulations::

Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:

- 1) That the gas lines be added to the Site Plans;
- 2) That the applicant meet with DPW regarding the gate valve prior to the Planning Board Meeting;
- 3) That the handicapped parking spaces, tipdowns and handicapped signage be shown on the Site Plans;
- 4) That the van accessible parking spaces be marked on the Site Plans;
- 5) That the grade for the new driveway shall be 2%, pitching away from Route One and extending at least to the back of the proposed 12’ easement;
- 6) That “Roadway Ends” signs and reflectorized chevrons shall be added to the bollards on the proposed service road and so noted on the Site Plans;
- 7) That a light be installed at the loading area, behind the function hall and so noted on the Site Plans;
- 8) That the off-site sign at the intersection of the service road and West Road, directing traffic back to Route One, be replaced in kind;
- 9) That additional off site signage be included to direct people back to the appropriate direction on Route One and so noted on the Site Plans;
- 10) That all lighting shall be Dark Sky Friendly and so noted on the Site Plans;
- 11) That a snow fence be added during construction to protect the trees;
- 12) That the Landscape Plan be reviewed and approved by the Planning Department;
- 13) That a copy of the NOI be submitted to DPW;
- 14) That a meeting be scheduled with Steve Parkinson and David Holden prior to the Planning Board meeting to review sidewalks.

Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:

- 1) That an 8” water pipe is required to hook into the hydrant;
- 2) That a detail be shown on the Site Plans reflecting how the water meter is arranged;
- 3) That the water service be moved to the driveway and the valves should be in the City right- of way;

- 4) That the sign location be adjusted to reflect the 12’ State deeded property;
- 5) That, per City Ordinance, automatic notification of emergency services is required along with a knox box, on each building;
- 6) That a count be provided of all trees over 6” caliper which will remain on the front property, to be used as a buffer;
- 7) That a count also be provided of all trees over 6” caliper on the south side of the driveway, and those trees shall remain protected;
- 8) That the Traffic Report be amended to include components for the 200 member function hall;
- 9) That the applicant meet with DPW and the Planning Department to revisit the service road so that it is consistent with abutting properties;
- 10) That an 8” concrete curbing be added along the sidewalks; and
- 11) That a copy of the letter indicating approval from NHDOT for the curbcut be provided to the Planning Department for review by Steve Parkinson;

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3. The application of **Richard W. Edgerly, Owner**, for property located at **154 Fleet Street**, wherein site plan approval is requested to construct a 3,246 ± s.f. 4-story building with basement, after removal of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 6 and lies within a Central Business B, Historic A and Downtown Overlay Districts. (This application was tabled at the August 30, 2005 TAC meeting.)

Voted to **approve** this application with the following stipulations:

Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:

- 1) That the armor-tile panel shown on the Sidewalk Tip Down detail on Sheet D-1 be removed;
- 2) That the sidewalks be shown as a minimum of 5’ and so noted on the Site Plans;
- 3) That the City Attorney review the grease trap issue (See previous Stipulation #4 below) to determine how to address this issue for future potential restaurant use (perhaps as part of the deed);
- 4) That all parking space striping and installation of parking meters shall be coordinated with DPW;
- 5) That the Construction Management Plan, including but not limited to all licenses and easements, shall be approved by the City through the City Attorney, Planning Department and DPW, and shall be presented and approved by the City Council prior to the issuance of a building permit;
- 6) That the parking fees shall be calculated in conjunction with the Planning Department and the applicant;
- 7) That the engineer design the drainage line in such a way that future catch basins on the other side of Congress Street could be adequately drained using this new drain pipe;
- 8) That the applicant shall sign the Site Review Application;

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4. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road** wherein site plan approval is requested to install 560 LF of 12” drain in the location of an existing drainage swale, slope modifications and installation of a retaining wall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 2 and lies within a Waterfront/Industrial district.

Voted to **approve** this application with the following stipulations:

Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:

- 1) That the existing coal dust management practices shall continue with this new operation;
- 2) That the applicant continues to manage the coal pile in accordance with Best Practices;
- 3) That all drainage coming off this coal pile shall be treated in the on-site treatment system;
- 4) That the existing water lines be shown on the Site Plans;

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5. The application of **Michael J. Carr, Owner**, for property located at **195 West Road** wherein site plan approval is requested to construct a 19,400 ± s.f. single story 97' x 200' addition to an existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 9 and lies within an Industrial district.

Voted to **approve** this application with the following stipulations:

Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:

- 1) That "RWW" shall be identified on the Legend on the Site Plans;
- 2) The a detail of the oil and grit separator be added to the Site Plans;
- 3) That screening be added around the dumpster and so noted on the Site Plans;
- 4) That the jersey barriers be removed from the Site Plans;
- 5) That two "Do Not Enter" signs be added and that the proposed "One Way" sign be replaced with an "Enter" sign that also includes an arrow;
- 6) That all new side lighting shall be Dark Sky Friendly and so noted on the Site Plans;
- 7) That a copy of the NOI be submitted to DPW;

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II. ADJOURNMENT was had at approximately 3:47 p.m.

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Respectfully submitted,

Jane M. Shouse,
 Administrative Assistant
 Planning Department