

MINUTES OF MEETING
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

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

SEPTEMBER 5, 2006

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, Traffic Engineer; Steve Griswold, Deputy Fire Chief; and Dante Popula, Portsmouth Police Department

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein Site Review approval is requested to construct a 25,666 ± 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 August 1, 2006 Technical Advisory Committee Meeting)

Mr. Desfosses made a motion to take the application off of the table. Mr. Cravens seconded the motion.

The motion passed unanimously.

Deputy Fire Chief Griswold made a motion to retable this matter to the next regularly scheduled TAC meeting. Mr. Allen seconded the motion.

The motion to **table** passed unanimously.

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II. NEW BUSINESS

B. The application of **Frederick J. Bailey, III, Owner**, for property located at **520 Route One By-Pass (Portsmouth Traffic Circle)** wherein amended Site Review approval is requested to enclose 20 existing 2nd floor balconies (facing Boyd Road), with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 175 as Lot 11 and lies within a General Business district.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Frederick Bailey, owner, appeared before the Committee. He indicated this was a small project. He explained that on Boyd Road, on the original section of the hotel, they have 2nd floor balconies in 20 rooms. They have existed for 40 odd years He proposed to enclose the balconies by taking out the

windows on the top half wall and make the balcony part of the room. The plans are difficult to see because the before and after will be the same. He took photographs and distributed them to the Committee. He reiterated that there is an existing floor with a half wall and an existing roof and they will put a window in and enclose the rest. He asked for any questions.

Deputy Fire Chief Griswold asked if they are able to open the current windows? Mr. Bailey indicated they cannot however the new ones will open to some extent.

Officer Popula asked if the lighting would be the same? Mr. Bailey explained that the second floor globe lights are being replaced and extended down in the middle of the balcony where the half wall is. They will not shine out into the neighborhood.

Mr. Allen asked if they are doing more than just pulling the windows out? Mr. Bailey stated it will be windowed about 7' and the wall will be about 3'. The wall will just continue up where the door is now. They will not be open on the side. They will fill the sides in with sheetrock.

The Chair asked if there was anyone else wishing to speak to, for or against the application. Seeing no one rise, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Ms. Tillman gave an overview of zoning. As this is not an enlargement of the building, and they are not changing the useable space or increasing the number of rooms, it did not require a variance.

Mr. Allen asked why this was reviewed by TAC? Mr. Holden explained because it was an addition to the building. Mr. Allen stated his only concern is if it would go through building review for structural review. This will be occupied space so he assumed the loadings would be reviewed? Mr. Bailey did not believe it will make any difference as the floors are concrete. Mr. Holden confirmed that the Building Inspector will review it.

Mr. Desfosses made a motion to approve. Mr. Cravens seconded the motion.

The motion to **approve** passed unanimously.

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C. The application of **Liberty Mutual Group, Owner**, for property located at **225 Borthwick Avenue** wherein Site Review approval is requested for the addition of a third emergency generator, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Attorney Bernard Pelech, appeared on behalf of Liberty Mutual. He indicated this was for the addition of a third emergency generator. He indicated that Mike Leo was present from VHB.

Mike Leo, Engineer from VHB, indicated they were adding a 3rd emergency generator on site. Recently they added a building addition to the rear with two generators outside the building. They would like to add a 3rd generator parallel to the other two. By placing it next to the other two, it will be next to all of the switching gears. That is the only place to put it as there are wetlands and a lot of underground power supplies. They have been before the BOA to build within the setback.

Construction will entail a concrete pad, a new steel platform, steel stairs and an exiting containment area with curb around it for a fuel truck, which will be moved over as vehicles need to get in and round the back. They will install underground conduits.

Deputy Fire Chief Griswold asked if they are adding fuel storage to the site? Mr. Leo confirmed that they were adding a belly tank which will be somewhere around 4,000 – 5,000 gallons. It will be the same set up as the two existing tanks. Each generator has it's own individual fuel supply.

Mr. Britz asked about the 12' wide stone dust drive and asked how much of that is new? Mr. Leo pointed out a small corner that is new. Mr. Britz asked how they get access to it? Mr. Leo pointed out a spill area and explained that it is paved. In the future they will drive through the spill containment area and there will be a slope that they can drive up on.

Mr. Cravens stated that the monitoring well will have to be replaced as a conduit goes right through it. Mr. Leo agreed that was correct. They are still working that out with the mechanical engineer on how to move that. Mr. Cravens stated he would like it relocated with a hydro-geologist. He also wanted to make sure that they got information on that well and the monitoring well at NW2. The monitoring well by the path was damaged the last time he was out there and it was supposed to be fixed but he hasn't gotten any information on that. Also, he asked if the spill containment area is asphalt? He asked what was to keep diesel from eating away at the asphalt? Mr. Leo explained it is meant to be a temporary method. They will either seal the top or do it in concrete. Mr. Cravens felt concrete was the best bet as it was more impervious to diesel fuels. Mr. Leo felt that can be worked out.

Mr. Holden asked if any easements were required? Mr. Allen believed there were some access easements for the monitoring wells that they never got. Mr. Leo felt that previously there were a lot of questions but everything was worked out. Mr. Cravens asked that this be checked into prior to the Planning Board.

The Chair asked if there was anyone else wishing to speak to, for or against the application. Seeing no one rise, the Chair declared the Public Hearing closed.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Cravens made a motion to approve with stipulations. Deputy Fire Chief Griswold seconded the motion.

Mr. Cravens asked for a stipulation that the monitoring well needs to be relocated and done under the direction of a hydro-geologist and DPW. Also, the status of the monitoring wells should be put in a report to the Planning Board, along with the status of any outstanding easements. Mr. Allen asked that the plans be stamped as their set was not stamped. Mr. Leo indicated that was an oversight on their part.

Mr. Allen asked about the spill containment area which is shown as being flat. He asked if that is how that was intended to be? Mr. Leo confirmed that was the intent of the design. If there is a spill, they will sandbag off the ends. Mr. Allen asked about having a 1% pitch to make it bowl into the middle. Mr. Leo explained that was a problem as they have a sealed surface.

The motion to **approve** passed unanimously with the following stipulations:

- 1) That the monitoring well shall be relocated and done under the direction of a hydro-geologist and DPW;
- 2) That the status of the repairs to the monitoring wells shall be reviewed, with a report back to the Planning Board;
- 3) That the status of any outstanding access easements shall be reviewed, with a report back to the Planning Board; and
- 4) That the Site Plans shall be stamped.

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III. ADJOURNMENT was had at approximately 2:20 p.m.
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Respectfully submitted,

Jane M. Shouse
Administrative Assistant
Planning Department