

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

SEPTEMBER 4, 2007

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Desfosses, Engineering Technician; Thomas Craven, Engineering Technician; Peter Britz, Environmental Planner; and Steve Griswold, Deputy Fire Chief

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **68 State Street, LLC, Owner**, for property located at **68 State Street**, wherein Site Review approval is requested to construct a 7,370 ± s.f. 4/5 story mixed use condominium building, after demolition of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105 as Lot 13 and lies within the Central Business B (CBB) District and the Historic District A; (This application was postponed from the July 31, 2007 TAC meeting)

Voted to recommend Site Review **approval** with the following stipulations:

Comments from the July 3, 2007 Technical Advisory Committee Meeting:

1. That a recalculation of the open space should be noted on the Site Plans;
2. That a contribution towards repaving State Street shall be discussed due to the numerous patches in front of the three individual properties owned by the applicant;
3. That Court Street should show a tipped down area in hatched brick and the change in grading should be better delineated;
4. That a Construction Management and Mitigation Plan (CMMP) will be required;

Comments from the July 31, 2007 Technical Advisory Committee Meeting:

5. That the Site Plan shall be revised to show the correct placement of the building and that the setbacks off of the existing buildings shall be labeled;
6. That a note shall be added to the Site Plans stating that the Homeowners Association shall be responsible for the maintenance of the interior garage drain;
7. That a meeting shall be held with the City's Legal Department, Planning Department and Applicant's Legal counsel to determine whether the open space for this plan meets the spirit and intent of the Zoning Ordinance;
8. That all notes on the plan stating that Court Street is under construction should be removed;
9. That the sewer service shown coming out of the existing building needs to be verified and shown on the Site Plans;
10. That a meeting shall be arranged by the Applicant to meet with PSNH;

- 11. That subsequent to the meeting with PSNH, the City will determine what needs to be repaved and re-sidewalked;
- 12. That absolutely no excavation shall be allowed on Court Street until a time uncertain;
- 13. That a note shall be added to the Site Plans stating that the fire service shall be sized and a new fire service will come in from State Street;
- 14. That information for capacity use surcharge flow in gallons per day, gallons per minute and peak flow and at what times shall be provided to the City for domestic water service;
- 15. That a letter be provided from the utility company confirming that the gas service is adequate;

Comments from the September 4, 2007 Technical Advisory Committee Meeting:

- 16. That a City standard brick sidewalk shall be installed on State Street from the utility pole to the property line;
- 17. That the Street names on the pole details on the last page of the Site Plans shall be corrected;
- 18. That a note shall be added to Page 3-C stating very clearly that Court Street shall not be disturbed and, as part of the jacking or boring, if any accident shall occur, the applicant shall be responsible for a full milling and overlay for a section of the street to be determined by DPW;
- 19. That the notes on the Site Plans referring to re-striping for 58 State Street shall be deleted and replaced with a note indicating that re-striping shall be redone as shown;
- 20. That the water service shall be shown as an existing feature out to the shut off until confirmed by a review of the as-builts of Court Street;
- 21. That the tree shown on the Landscape Plan shall be a London Plane tree and so labeled.

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B. The application of **The Hill Unit Owners Association, Owners**, for property located **off Deer Street, commonly known as "The Hill"**, wherein Site Review approval is requested to add a loading area to be used in common with abutting property owned by Parade Office, LLC, and to add 16 on site parking spaces, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A; (This application was postponed from the July 31, 2007 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC meeting on October 2, 2007.

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II. NEW BUSINESS

A. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road**, wherein Site Review approval is requested to construct a 1 ½ story (5,260 s.f. footprint) warehouse building, after demolition of two existing warehouse buildings, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 1 and lies within the Waterfront Industrial District;

Voted to recommend Site Review **approval**.

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B. 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, Applicant**, for property located at **75 New Hampshire Avenue**, wherein site review approval is requested for the construction of a 29,900 ± s.f. 3- story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 004 and lies within the Airport, Business and Commercial District;

Voted to **recommend¹ Site Review approval**, with the following **stipulations**:

1. That the Site Plans shall note that the access driveways shall be removed, curbed in and sidewalk sections repaired;
2. That the applicant shall look at the downstream drainage system and ascertain if it will be adequate regarding the difference in flow;
3. That, as New Hampshire Avenue was paved last year, if there is any damage to the street during construction, the entire cross section shall be milled 1 ½” and repaved (not including the driveway, curb inlet and the 1’ section on the side);
4. That all utility cuts shall be repaired where the basin gets pushed out to the street;
5. That the applicant shall review the lighting on the drive entrance for spillage over the property line;
6. That the water service for 11 Manchester Square shall be shown on the Site Plans;
7. That the 8” and 4” water service shall be corrected on the Site Plans for clarity;
8. That the Site Plans shall reflect that the vacant building has been demolished;
9. That Note 21 regarding the Aquifer Protection Guidelines shall be also include that this project is within the Wellhead Protection Area;
10. That any irrigation system shall comply with the City Water Ordinance and operate during the hours of 10:00 pm – 5:00 am;
11. That 6” of top soil shall be provided for irrigation purposes;
12. That the applicant shall meet with Tom Cravens, of DPW, regarding dual water services on the lot;
13. That the applicant shall meet with representatives of DPW regarding the disposition of floor drains in the garage;
14. That the applicant shall be responsible for providing concrete sidewalks along the property line;
15. That the applicant shall meet with representatives of DPW to discuss the elimination of the loading berths, the relocation of parking spaces and their efforts to save as many mature trees as possible;
16. That the applicant shall provide anticipated water and sewer demand for the project and include references of where that demand came from, ie., a similar type of office building in another area or industry standard, and said report shall be stamped by a licensed engineer;
17. That the Landscape Plan shall be reviewed and approved by the Planning Department;
18. That all construction activity and street closures shall be coordinated with DPW and the PDA;



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.”

C. The application of **Seacoast Trust LLP, Owner**, for property located at **150 Route One Bypass**, wherein Site Review approval is requested for the placement of a 50' x 8' mobile coach to be used for diagnostic services in an existing parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 231, as Lot 58 and lies within a Single Residence B (SRB) District;

Voted to **postpone** to the next regularly scheduled TAC meeting on October 2, 2007.

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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 **Emerson Process Management, Applicant**, for property located at **130 International Drive**, wherein site review approval is requested to expand an existing parking lot by adding 43 parking spaces, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 006 and lies within the Industrial District;

Voted to **recommend¹ Site Review approval**, with the following **stipulations**:

1. That the applicant shall provide the PDA with the growth they experienced since the last building was constructed and provide some explanation of why they need more parking spaces;
2. That the applicant shall meet with the TMA provider and confer with the PDA regarding their parking needs and any concurrent fees that would be appropriate;
3. That the open space calculations that are on the Site Plans are old and the applicant should revise the plan to show the new standard;
4. That this lot has a 50' buffer that is being maintained and that should be shown on the Site Plans;
5. That a note shall be added to the Site Plans that all new lighting shall be Dark Sky Friendly;
6. That a note shall be added to the Site Plans that if this lot is within the Wellhead Protection area they will follow the Aquifer Protection Guidelines.

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III. ADJOURNMENT was had at approximately 4:00 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department

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.”