

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

DECEMBER 4, 2007

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

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; Peter Rice, Water/Sewer Engineer; Thomas Cravens, Engineering Technician; David Desfosses, Engineering Technician; Peter Britz, Environmental Planner; Deborah Finnigan, Traffic Engineer; Fire Department Inspector Carl Roediger; and Deputy Police Chief Len DiSesa

MEMBERS EXCUSED: David Allen, Deputy Director of Public Works; Steve Griswold, Deputy Fire Chief

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I. OLD BUSINESS

A. The application of **Seacoast Trust LLP, Owner**, for property located at **150 Route One By-Pass**, 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; (This application was postponed from the October 30, 2007 Technical Advisory Committee Meeting)

Voted to **postpone** this application to a time indefinite.

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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 11 on site parking spaces with the placement of bollards to prohibit traffic flow, 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 October 30, 2007 Technical Advisory Committee Meeting)

Voted to **postpone** this application to the next regularly scheduled TAC meeting.

This matter will be placed on the **January 2, 2008** Technical Advisory Committee Agenda.

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C. The application of **The Meadowbrook Inn Corp., Owner, and Key Auto Group, Applicant**, for property located at **549 Route One By-Pass (Traffic Circle)**, wherein Site Review approval is requested to construct a 5-story 120-room hotel, a 4,500 ± s.f. retail building, a 1,964 ± s.f. retail building, a 1,940 ± s.f. restaurant with drive through, a 3,800 ± s.f. restaurant and a 7,000 ± s.f. restaurant, after demolishing the existing buildings, with an accessway off of Coakley Road, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lot 51 and lies within the General Business district; (This application was postponed from the October 30, 2007 Technical Advisory Committee Meeting)

Voted to **postpone** this application to the next regularly scheduled TAC meeting.

This matter will be placed on the **January 2, 2008** Technical Advisory Committee Agenda.

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II. NEW BUSINESS

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 **Redhook Ale Brewery, Inc., Applicant**, for property located at **35 Corporate Drive**, wherein site review approval is requested for the construction of two 14' diameter, 38' tall RFP equalization tanks, one 12' diameter, 34' tall digester tank (after the removal of a solids removal tank), and above and below ground piping, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 303 as Lot 3 and lies within the Airport, Business and Commercial District;

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

- 1) That all underground utilities be shown on the Site Plans;
- 2) That a Construction Management & Mitigation Plan be prepared for review and approval by the Planning Department and City Legal Department;
- 3) That the applicant coordinate the design and process schematics with Peter Rice of DPW:

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E. The application of **Catalpa Realty Trust, Owner**, for property located at **249 Islington Street**, wherein Site Review approval is requested to construct a 41' x 61' three story addition to an existing building, after the demolition of the existing rear section, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 43 and lies within the Central Business B district and the Historic District A;

Voted to **postpone** this application to the next regularly scheduled TAC meeting.

This matter will be placed on the **January 2, 2008** Technical Advisory Committee Agenda.

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F. The application of **Portsmouth Regional Hospital, Owner**, for property located at **333 Borthwick Avenue**, wherein Site Review approval is requested to construct 15,417 s.f. (footprint) of building expansion, to be located in four separate locations as follows: 1) 2,478 s.f. expansion of the front entrance; 2) 7,600 s.f. expansion of the loading dock area; 3) 1,889 s.f. expansion of the mechanical room; and 4) 3,450 s.f. expansion to the emergency room entrance, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within the Office Research District;

Voted to **postpone** this application to the next regularly scheduled TAC meeting.

This matter will be placed on the **January 2, 2008** Technical Advisory Committee Agenda.

¹ See RSA 12-G:13 (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."

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G. The application of **Aggregate Industries, Owner**, for property located at **650 Peverly Hill Road**, wherein Site Review approval is requested for the installation of one 10,000 gallon above ground storage tank for bulk storage and dispensing diesel fuel, with related paving, utilities, Said property is shown on Assessor Plan 254 as Lot 4 and lies within the Industrial District;

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

- 1) That the applicant shall provide specifications on site lighting to David Desfosses for his review and approval;
- 2) That the applicant shall meet with David Desfosses to confirm the area of the "DPW drive" which the applicant shall be responsible for paving;
- 3) That the applicant shall research the need for a lightning rod and report back to Thomas Cravens;
- 4) That a note shall be added to the Site Plans that the applicant shall provide a spill clean up kit on the pad;
- 5) That the applicant shall provide a report to the Planning Board regarding what is stored in the on-site wetland buffer;

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III. ADJOURNMENT was had at approximately 4:50 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department