

**MINUTES OF MEETING
SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

2:00 PM

FEBRUARY 3, 2009

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

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Peter Britz, Environmental Planner; Steve Griswold, Deputy Fire Chief, and Len DiSesa, Deputy Police Chief;

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road**, wherein Site Review approval is requested to construct a 25,500 ± s.f. retail addition, to construct a 27,350 ± s.f. stand alone retail building, and to demolish 155 ± s.f. of existing building to separate the buildings, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lot 3 and lies within the General Business district; (This application was tabled at the December 30, 2008 Technical Advisory Committee Meeting)

Chair read the notice into the record.

Mr. Holden requested that this application be tabled to a time indefinite at the applicant's request.

Deputy Fire Chief Griswold made a motion to table this matter to a time indefinite. Mr. Desfosses seconded the motion.

The motion to table Site Review approval to a time indefinite passed unanimously.

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II. NEW BUSINESS

B. The application of the **City of Portsmouth, Owner**, for property located at **680 Peverly Hill Road**, and **Verizon Wireless (Cellco Partnership), Applicant**, wherein Site Review approval is requested to attach antennas and cables to an existing telecommunications tower and install a 12' x 30' equipment shelter and propane tank, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 8 and lies within the Municipal district;

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

James Valeriani, Attorney for Verizon Wireless, presented. Also present was Stephen Russell with Verizon Wireless Real Estate Department. It was his understanding that at this type of co-location is allowed in this district. The land is owned by the City and maintained by DPW. The existing tower that is there is owned by Message Center Management under some sort of contractual arrangement with the City. Verizon is seeking to do a standard co-location with antennas on the tower with an equipment shelter at the base of the tower, inside the existing fenced area, measuring approximately 12' x 30' and will be used to house the transmitters, receivers, battery back up, etc. along with an adjoining room within the 12' x 30' area for their auxiliary generator. The auxiliary generator would be fueled by a propane tank which would also be inside the existing fenced area and the generator would only operate after a prolonged power outage of 6 hours or more. It would cycle once a week during weekday hours to maintain the battery. Given the level of activity at that site the generator would blend in well and would not be noticed by any abutters or be a noise nuisance in any way. There is some existing carrier activity there and some City public safety antennas as well. They provided the site plan and the elevations. Attorney Valeriani felt this was a very straightforward installation. He did not go through a line by line waiver request because, given what they are doing, there are no water and sewer hookups, electricity and telephone are already available at the site and the vast majority of any site review effort would not be applicable. He asked for any questions.

Mr. Desfosses asked how they will get the storage unit into the site and whether they would take the fence down. Attorney Valeriani indicated that may have to occur. It will come in on a flat bed truck and a crane will pick it up and put it down on footings or a pad foundation. They will either take the existing fence down or drop the shelter over it.

Deputy Police DiSesa asked if the storage shed had an alarm? Attorney Valeriani confirmed that it was monitored for security purposes. If the door were breached, an alarm would go to the Verizon Wireless Network Center and they would contact local police as well as their local regional office. It is a single story building and it has fire alarms inside as well.

Deputy Fire Chief Griswold stated that the requirements are that the propane storage tank be 10' from property or other buildings. He couldn't tell exactly how far they were on the site plan and he stressed that it was critical that they install them within those requirements. Attorney Valeriani confirmed that they do need to meet that requirement will go to the Fire Department go get the propane storage permit.

Mr. Holden asked why this particular antenna needs the storage shed? Attorney Valeriani explained that Verizon's equipment is just more in-depth than what the other carriers are operating. They run PCS frequencies, cellular frequencies and they carry much more capacity. They are close to being the #1 carrier in the country.

Attorney Valeriani wanted to bring to the Committee's attention that he went to the site before the meeting and it may be that the shelter may need to be shifted over to the other side of the compound as there may be additional carrier equipment that their engineer left off of the plans inadvertently. Mr. Holden asked if the staff at DPW could review that for a modification. Attorney Valeriani confirmed that it would still be within the existing fenced area.

The Chair asked if there was anyone wishing to speak to, for or against the application. Seeing no one rise, the Chair left the public hearing open.

DISCUSSION AND DECISION OF THE COMMITTEE:

Mr. Desfosses made a motion to recommend Site Review Approval with stipulations. Deputy Fire Chief Griswold seconded the motion.

Mr. Desfosses requested that DPW shall review the final plans, prior to the issuance of a building permit and that the DPW shall be given a one week notice before any construction begins so that they can ready for their arrival and remove any equipment that may be necessary before they get there.

Mr. Britz requested that all proposed structures and equipment shall remain inside the existing fence.

Mr. Holden asked if a CMMP was necessary? The Committee was in consensus that a CMMP was not required.

Deputy Fire Chief Griswold requested that the 500 gallon propane tank is mounted in accordance with NFPA requirements.

Mr. Holden clarified that all maneuvering would be within the existing fence.

The motion to recommend Site Review approval passed unanimously with the following stipulations:

- 1) That DPW shall review and approve final plans, prior to the issuance of a building permit;
- 2) That DPW shall be given a one week notice before any construction begins so that they can remove any equipment that may be necessary;
- 3) That all proposed structures and equipment shall remain inside the existing fence; and
- 4) That the 500 gallon propane tank shall be mounted in accordance with NFPA requirements.

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III. ADJOURNMENT was had at approximately 2:20 pm.

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Respectfully submitted,

Jane M. Shouse
Administrative Assistant