

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

SEPTEMBER 29, 2009

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

MEMBERS PRESENT: Rick Taintor, Director, Planning Department, Chairman; David Allen, Deputy Director, Public Works; David Desfosses, Engineering Technician; Deborah Finnigan, Traffic Engineer; Peter Britz, Environmental Planner; Steve Griswold, Deputy Chief, Fire Department and Stephen Dubois, Deputy Police Chief

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I. NEW BUSINESS

A. 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 **Freedom Ring Communications, LLC, Applicant**, for property located at **359 Corporate Drive**, wherein Site Review approval is requested to construct a 2-story 15,000 s.f. addition to the existing 2-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 316 as Lot 1 and lies within the Industrial District.

Voted to postpone this matter to the next regularly scheduled TAC hearing on November 3, 2009.

Concerns of the Committee included:

- Drainage design: add infiltration, prevent sheet flow into wetlands, eliminate level spreader, prevent/reduce chloride from entering wetlands;
 - Snow storage areas: move further away from wetlands;
 - Sidewalks: revise pathways from main entry to streets, provide details including off-site work;
 - Exterior lighting: provide cut sheet for dark-sky fixtures;
 - Circulation: add stop bars, stop signs, and truck delivery signs.
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B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein Site Review approval is requested to construct a 3-story 69,693 ± s.f. office building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research District.

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

Conditions Precedent

(to be completed prior to final site plan approval)

- 1) On sheet C-1, change note #11 to indicate that a separate conduit is required for the Master Box, and show the conduit on Sheet C-3, Utility Plan. Also note that the applicant may contract with a private alarm company as an alternative to providing a Master Box.
- 2) On Sheet C-1, replace note #12 with the following note:
The applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost, too, shall be the responsibility of the applicant. All testing and all installations shall be coordinated between the applicant and the police/fire communications supervisor.
- 3) On Sheets C-3 and C-8, the applicant shall review the 6" gate valve and 6" lateral feed with Dave Allen of DPW, and shall change these to 8" if required.
- 4) The applicant shall provide a past use surcharge calculation to Dave Allen of DPW.
- 5) The applicant shall submit details on street light fixtures for approval by David Desfosses of DPW.
- 6) On Sheet C-9, change the rain garden (bioretention basin) detail to incorporate the University of New Hampshire Stormwater Center's current specifications for filter media.
- 7) The applicant shall prepare all necessary agreements and easements, subject to approval by the City Attorney as to content and form.

Conditions Subsequent

(to be completed after final site plan approval and prior to release of site plan security):

- 8) The applicant shall prepare a Construction Management & Mitigation Plan for review and approval by the City prior to the issuance of a Building Permit.
- 9) In order to address the failure of the sewer line on Portsmouth Boulevard in front of the site, the applicant shall either replace the sewer line between Commerce Way and the site driveway, or tie into the sewer manhole at the intersection of Commerce Way.
- 10) In order to address the failure of the road surface on Portsmouth Boulevard, the applicant shall shim the road to remove the ruts and then construct a 1-1/2" structural pavement overlay from Market Street to whichever sewer manhole the development's sewer service line ties into (either at Commerce Way or at the site driveway).
- 11) The applicant shall also provide 50' butt joints wherever new paving abuts adjacent streets.
- 12) The applicant shall prepare a plan, acceptable to the Legal Department and the Planning Department, for placing existing utilities on Commerce Way underground and constructing sidewalks along the length of Commerce Way in two phases, and for financing such improvements.
- 13) The applicant shall be responsible for reconstructing Commerce Way in accordance with Stipulation #12 above.

- 14) The applicant shall prepare a plan, acceptable to the Legal Department and the Planning Department, for addressing street ownership.
- 15) The applicant shall provide a report back to the Planning Board when all of the conditions of approval have been met.

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C. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, wherein Site Review approval is requested to re-stripe the existing parking lot and add a paved aisle to an abutting property, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8A and lies within the Office Research District.

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

Conditions Precedent

(to be completed prior to final site plan approval)

- 1) On Sheet C-1, Site Plan, show proposed elevations and grades, including retaining wall.
- 2) On Sheet C-1, add the following note:
The applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost, too, shall be the responsibility of the applicant. All testing and all installations shall be coordinated between the applicant and the police/fire communications supervisor.
- 3) On Sheet C-3, note 21, change the minimum branching height for trees to 6 feet, and specify that the maximum height for shrubs shall be 3 feet.
- 4) On Sheet C-5, change the oil-water separator detail from snout hood to eliminator hood.
- 5) Provide a detail for the retaining wall.
- 6) The applicant shall prepare all necessary agreements and easements, subject to approval by the City Attorney as to content and form.

Conditions Subsequent

(to be completed after final site plan approval and prior to release of site plan security):

- 7) The applicant shall prepare a Construction Management & Mitigation Plan for review and approval by the City prior to the issuance of a Building Permit.
- 8) The applicant shall install eliminator hoods in any catch basins that can be retrofitted.
- 9) The applicant shall prepare a plan, acceptable to the Legal Department and the Planning Department, for placing existing utilities on Commerce Way underground and constructing sidewalks along the length of Commerce Way in two phases, and for financing such improvements.
- 10) The applicant shall be responsible for reconstructing Commerce Way in accordance with Stipulation #9 above.

- 11) The applicant shall prepare a plan, acceptable to the Legal Department and the Planning Department, for addressing street ownership.

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II. ADJOURNMENT was had at approximately 3:00 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department