

# ACTION SHEET

## SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

MARCH 31, 2015

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

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Peter Rice, Director, Public Works; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Portsmouth Police Department

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### **I. OLD BUSINESS**

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and Lot 1-8B and lie within the Office Research (OR) District. (This application was postponed at the March 3, 2015 TAC meeting.)

Voted to **postpone** to the May 5, 2015 TAC meeting.

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B. The application of **Rye Port Properties, Owner**, and **Charter Foods North LLC, Applicant**, for property located at **2299 Lafayette Road**, requesting Site Plan Approval to construct a 50-seat, 2500 s.f. Taco Bell Restaurant with drive thru, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lot 10 and lies within the Gateway district. (This application was postponed at the March 3, 2015 TAC meeting.)

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

1. The site plans shall be amended as follows:
  - (a) The site driveway shall be restricted to right turns exiting the site.
  - (b) The sidewalk along the parcel frontage shall extend from the site driveway to the pedestrian signal at the crosswalk, shall be handicapped accessible, and shall include a connection to the building. With or without an easement.

- (c) The bus stop shall be located approximately 40-50 feet closer to Springbrook Circle, and shall include a shelter.
  - (d) The plan shall show adequate area for snow storage, which shall not be in the bioretention area.
  - (e) The chain link fence in the AUR shall be 6' tall and shall include a gate for maintenance access.
  - (f) Fencing shall be added along the back of the site.
  - (h) The new sewer force main on site and the new sewer service in Lafayette Road shall be moved to the location of the existing service, and the existing service shall be removed.
  - (h) The silt fence shall be replaced with silt socks.
  - (i) The grease trap detail shall be changed to the DPW standard.
2. The applicant shall be responsible for upgrading the traffic signal at the intersection of Lafayette Road, Springbrook Circle and the Southgate Plaza drive to all-way video detection.
  3. The applicant shall apply for and obtain connection permits from the Department of Public Works for stormwater, sanitary sewer and water.

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C. The application of **Northern New England Conference of Seventh Day Adventist, Owner**, for property located at **861 Middle Road**, requesting Site Plan Approval to construct an 18' x 33' addition to the front of the existing church, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 232 as Lot 120 and lies within the Single Residence B (SRB) district. (This application was postponed at the March 3, 2015 TAC meeting.)

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

1. The applicant shall have a code specialist determine the occupancy capacity of the building for parking and sprinkler system requirements, and shall confirm these determinations with the Inspections and Fire Departments.
2. The zoning calculations (e.g., yards, coverage, off-street parking, open space, occupancy, etc.) shall be added to the site plan.
3. The discrepancy between impervious surface percentages shown on different plan sheets shall be resolved.
4. An appropriate parking area for the school bus shall be shown on the plan.
5. The plan shall address the directional and informational sign changes identified by the Parking and Traffic Engineer.
6. The applicant shall provide an easement to the City at the rear of the site for snow storage and possibly drainage for the end of Pearson Street.

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**II. NEW BUSINESS**

A. The application of **Old Tex Mex, LLC, Owner**, for property located at **290 Heritage Avenue**, requesting Site Plan Approval to construct a 110' x 250' two story steel frame building with a footprint of 27,683 ± and gross floor area of 40,211 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 275 as Lot 7 and lies within the Industrial (I) District.

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

1. The site plans shall be revised as follows:
  - (a) Add a 6' chain link fence at the rear of the site to prevent wind-blown debris, leaving a suitable area for snow storage and including a gate for access.
  - (b) Change the width of the stop bars.
  - (c) Designate the area in front of the overhead doors on the south side of the building (currently shown as four parking spaces) as a no-parking area by cross-hatching, and revise the notes and parking calculations accordingly (maximum allowed number of spaces is 90).
  - (d) Changing the drain and sewer details on Sheets D2 and D3.
  - (e) Remove doghouse manhole.
  - (f) Remove vegetation within the Heritage Avenue layout to the north of the site to provide adequate sight distance for exiting vehicles.
  - (g) Show pavement overlay in Heritage Avenue.
2. The applicant shall prepare and implement a post-construction monitoring plan with mitigation measures to be approved by the Department of Public Works. The plan shall include follow-up and a commitment to work with DPW to assure that the stormwater volume and flow rate do not increase. The results of the monitoring will determine what, if any, additional post-construction measures may need to be implemented before bond release.
3. The applicant shall apply for and obtain connection permits from the Department of Public Works for stormwater, sanitary sewer and water.
4. The applicant shall apply for and obtain a sign permit from the Inspections Department for the proposed property sign.

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

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary