



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

January 18, 2019

Lonza Biologic
Attn: Simon Trigg, Director of
Planning, Purchasing & Logistics
101 International Drive
Portsmouth, NH 03801

RE: Site Plan Review Application for Property Located at 70 & 80 Corporate Drive

Dear Mr Trigg:

The Planning Board, at its regularly scheduled meeting of January 17, 2019, considered your Site Plan Review application under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of three proposed industrial buildings with heights of 105 feet: Proposed Building #1: 132,000 s.f. footprint and 430,720 s.f. Gross Floor Area; Proposed Building #2: 142,000 s.f. footprint and 426,720 s.f. Gross Floor Area; Proposed Building #3: 62,000 s.f. footprint and 186,000 s.f. Gross Floor Area; and two 4-story parking garages, with related paving, lighting, utilities, landscaping, drainage and associated site improvements.

After due consideration, the Board voted as follows:

1. Voted to determine that the application is complete according to the Site Plan Review Regulations and to accept the applications for consideration.
2. Voted to **grant** Site Review approval with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

- 2.1 Plans shall show a 3' shoulder alongside the sidewalk before grading down to the stream.
- 2.2 The drainage analysis shall be updated to reflect the interim condition at the completion of Phase 1A and 1B improvements in order to confirm that there will not be a detrimental impact on public roadways or downstream properties and infrastructure.

- 2.3 Updated plans and drainage report for Phase 1A and 1B improvements shall be provided to the City's Planning Department and DPW for final review and approval.
- 2.4 Any easements benefiting the City shall be reviewed and approved by the City's Planning and Legal Departments prior to final acceptance by the City Council.

Conditions Subsequent:

- 2.5 PDA staff and Board may review and address any outstanding issues raised by the third party peer review and have the third party peer reviewer do a final review of the plans prior to construction. Any revisions to drainage plans and reports which may result should be provided to the City's Planning Department.
- 2.6 Applicant shall not proceed to Phase 2 until the project has been issued an approved application for water service(s) associated with the expansion.
- 2.7 The applicant shall not proceed to Phase 2 until the project has been issued an Industrial User Permit by the City for the increased wastewater flows and loads associated with expansion.
- 2.8 The Planning Board's recommended approval applies only to Phase 1A and Phase 1B as depicted on the approved site and grading plans. Any changes to said plans, as well as subsequent phases of development shall require submission of updated plans and supporting documents and noticed public hearings with the City's Technical Advisory Committee and Planning Board for amended site plan approval.
- 2.9 For the purpose of this site plan approval, the term "active and substantial development or building" shall mean the construction of the stream restoration and associated site improvements included in Phase 1(A). The term "substantial completion of the improvements as shown on the subdivision plat or site plan" shall mean the completion of all site improvements depicted in Phase 1(B), to include drive aisles, fire lanes, utilities, lighting, sidewalks, stormwater management, as well as the construction of a temporary gravel area for construction trailers, parking and laydown in the approximate location of proposed building #3, intermittent grading between stream and building #1 and temporary sedimentation basins at locations of gravel wetland #2 and rain garden #1, and construction of the shell of building #1, but not final fit-out of building #1.
- 2.10 For subsequent phases of development (beyond Phase 1A and Phase 1B), applicant shall update the Traffic Analysis to include the following intersections:
 - Gosling Road/ Spaulding Turnpike Intersection
 - International Drive/Corporate Drive/Manchester Square Intersection
 - International Drive/Pease Blvd Intersection
 - New Hampshire Ave/International Dr./Corporate Dr./Durham St. Intersection
 - Corporate Drive/Grafton Drive Intersection
 - NH 33/ Grafton Drive Intersection

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RE: 70 & 80 Corporate Drive

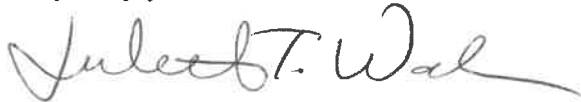
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2.11 Applicant shall verify how fertilizer will be applied as part of the stream restoration.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,

A handwritten signature in cursive script that reads "Juliet T.H. Walker". The signature is written in dark ink and is positioned above the typed name.

Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board
JTHW:ig

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, City Assessor
George Combes, Lonza
Patrick Crimmins, P. E., Tighe & Bond
Robert Ciandella, Esq.
Town of Greenland
Town of Newington
Rockingham Planning Commission
Maria Stowell, P. E., PDA