

November 13, 2018

Mr. Dexter Legg,
Portsmouth Planning Board
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Dear Chairman Legg,

In response to the determination by the Portsmouth Planning Board that a proposal by Lonza Biologics to expand their facilities in the Pease Tradeport may have potential regional impacts beyond municipal boundaries, the Rockingham Planning Commission (RPC) convened a meeting of its Developments of Regional Impact Committee (DRIC).

DRIC Meeting Summary:

This meeting was held at the Exeter Public Library on November 5th and was attended by RPC commissioners, staff, representatives of the City of Portsmouth, the Town of Greenland, and Pease Development Authority as well as representatives of the development team. (see attendance sheet attached) Glenn Copleman (Kingston), chairman of the committee opened the meeting and described the responsibilities of the committee. According to RSA 36:55 the committee can review a project as it may have impacts to neighboring communities in the following ways:

- I. Relative size or number of dwelling units as compared with existing stock;
- II. Proximity to the borders of a neighboring community;
- III. Transportation networks;
- IV. Anticipated emissions such as light, noise, smoke, odors or particles;
- V. Proximity to aquifers or surface waters which transcend municipal boundaries;
- VI. Shared facilities such as schools and solid waste disposal facilities.

First to speak to this application was Rob Chiandella who provided a brief overview of the proposal and provided information on how the Pease Development Authority and the City of Portsmouth interact on planning and zoning issues. He was followed by Patrick Crimmins who provided information on the proposed expansion of the Lonza facility into a campus with the addition of three new buildings and two new parking garages over the next ten years. He also covered the phasing of the project and the stream restoration to a portion of Hodgson's Brook that will occur prior to any other construction. He was followed by Vinod Kalikiri who provided an overview of the studies that were completed to identify the transportation impacts of the project as well as the peer review work completed by Vanasse & Associates for the Town of Greenland.

The Committee asked questions regarding the proposal's impact on the transportation system within the Pease Tradeport as well as the larger regional network.

RPC Staff Comments.

After reviewing the Traffic Evaluation and the Revised Trip Distribution Analysis produced by Tighe & Bond and the Vanasse & Associates Peer Review produced for the Town of Greenland, and hearing the presentation of the development team, the RPC Development of Regional Impacts Committee has the following comments:

1. The Pease Surface Transportation Master Plan and Implementation Plan (completed in 2016) incorporates Tradeport wide traffic analysis and future condition expectations including interim and ultimate improvements at many of the more heavily utilized intersections. While there is no mechanism in place to require off-site improvements from developers, the Pease Development Authority and City of Portsmouth should utilize traffic impact studies from development proposals in the Tradeport to gauge impacts on the transportation network and to gain an understanding of when thresholds will be reached that require implementation of the interim or ultimate improvements identified in the Surface Transportation Master Plan. For that reason, the RPC DRIC recommends that the scope of Lonza traffic impact analysis be expanded to estimate the impacts of the development on the peak hour operations of the following intersections:
 - International Drive/Corporate Drive/Manchester Square intersection
 - International Drive/Pease Blvd intersection
 - New Hampshire Ave/International Drive/Corporate Drive/Durham Street intersection
 - Corporate Drive/Grafton Drive intersection
 - NH 33/Grafton Drive intersection
2. RPC DRIC supports a Route 33 corridor study to address short and long-term transportation needs to support ongoing residential and commercial development in Greenland, at Pease Tradeport and the surrounding communities. Opportunity for a corridor study exists in the State Fiscal Year 2021 via the NHDOT Ten-Year Plan Process. The RPC DRIC recommends that the communities of Greenland, Stratham, Newington and Portsmouth work collaboratively with the Pease Development Authority, the RPC and the NHDOT to secure funding for this study.

Sincerely,



Timothy M. Roache
Executive Director

Cc: Juliet Walker, Planning Director, City of Portsmouth
Maria Stowell, Manager of Engineering, Pease Development Authority
David Mullen, Executive Director, Pease Development Authority
Mark Fougere, Town Planner, Greenland
Stu Gerome, Chair, Greenland Planning board
Vaughn Morgan, Chair, Greenland Selectmen
Denis Hebert, Chair, Newington Planning Board
Ted Connors, Chair, Newington Selectmen