

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

**2:00 P.M.**

**SEPTEMBER 19, 2002**

**PLANNING DEPARTMENT CONFERENCE ROOM (ROOM 320)  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** David M. Holden, Planning Director;  
John Burke, Parking and Transportation Engineer;  
David Allen, Deputy Public Works Director;  
Michael Magnant, Deputy Police Chief;  
Charlie Jones, Fire Marshal;  
Tom Cravens, Engineering Technician (Water);

**ALSO PRESENT:** Lucy E. Tillman, Planner 1

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The application of **Whalesback Light, LLC, owner and applicant**, for property located at **96-98 State Street** wherein site plan approval is requested for the construction of a three story stair tower and a one-story 453 s.f. ± addition to the rear of the building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts.

**(This application was tabled at the Committee's September 3, 2002, meeting to this meeting. This Special Meeting will allow the Technical Advisory Committee to receive a report from the Traffic Safety Committee.)**

The Committee received a report from Lucy Tillman concerning the Traffic/Safety Committee meeting earlier in the day. The Traffic/Safety Committee recommended approval subject to the following stipulations:

- That the applicant install brick sidewalks on State and Atkinson Streets, from property line to property line, with the exclusion of the tip downs; and,
- That the applicant shall instruct his vendors to use the loading zone to be created by the City at the corner of State and Atkinson Streets (in front of Rosa's).

The Chair informed the Committee that the Planning Board would be asked to forward a favorable recommendation to the City Council for a license or easement for the canopy and existing front steps to remain in the right-of-way.

The Chair inquired of John Chagnon of Ambit Engineering as to whether the loading area was shown on the site plan with the response being in the affirmative. The same was true with the metes and bounds for sheet 2. Mr. Chagnon did report that the information on the sewer line was still in the process.

A representative of the applicant, who was seated at the table, stated that it has been determined that the existing sewer is a 4" cast iron line that connects to the State Street line. Mr. Allen explained that the project would have to conform to the Plumbing Code and that an internal grease trap will be required.

There being no further speakers, Mr. Allen moved to approve with stipulations. Deputy Police Chief Magnant seconded the motion.

Stipulations:

**From the Traffic/Safety Committee:**

1. That the applicant shall install brick sidewalks on State and Atkinson Streets from property line to property line exclusive of tip downs; and,
2. That the applicant shall instruct vendors to use the loading zone to be created by the City at the corner of State and Atkinson Streets (in front of Rosa's).

**From the Technical Advisory Committee:**

That the Planning Board forward to the City Council a favorable recommendation for a license or easement to allow the canopy and existing steps to remain in the right-of-way.

The motion passed unanimously.

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**ADJOURNMENT** was had at approximately 2:09 p.m.

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These minutes were taken and transcribed by Barbara B. Driscoll, Administrative Assistant in the Planning Department.