

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

OCTOBER 1, 2002

MEMBERS PRESENT: David M. Holden, Planning Director;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer
Michael Magnant, Deputy Police Chief;
Charlie Jones, Fire Marshal;
Alanson Sturgis, Chairman of the Conservation Commission; and,
Tom Cravens, Engineering Technician

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. OLD BUSINESS

A. The application of **UR of Portsmouth, NH, Inc., applicant**, for property located at **1465 Woodbury Avenue** wherein site plan approval is requested for the construction of a 6,400 s.f. ± building for a restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district. **(This application was tabled at the Committee's September 3, 2002, meeting to this meeting.)**

VOTED to take the application off the table and to retable the application to a time indefinite.

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B. The application of **Heron Realty Trust, owner**, and **Sean Correll, applicant**, for property located at **917 Greenland Road** wherein site plan approval is requested for the creation of a sixteen space parking lot for a proposed take out/eat in café with associated site improvements. Said property is shown on Assessor Plan 259 as Lot 7 and lies within a Single Residence B district. **(This application was tabled at the Committee's September 3, 2002, meeting to this meeting.)**

VOTED to take the application off the table. Sean Correll provided the Committee with additional information. VOTED to recommend approval of the site plan subject to the following stipulation:

1. That the proposed sidewalk be shown as parallel to the curb line and property line and that the proposed configuration be approved by David Desfosses of the Public Works Department prior to the Planning Board meeting

The stipulation from the September 3, 2002, meeting that the following be added to the site plan was also included in the approval motion:

1. grades that show what the final elevation will be and the direction the drainage will flow;
2. details on the proposed fencing;
3. the location of the external 1,000 gallon grease trap;
4. details on the site lighting, and,
5. the moving of the proposed new concrete sidewalk a couple of feet a way from the property line.

Please note that a report will be available at the Planning Board meeting as to how the City's sidewalk pavement schedule coincides with this proposal. It is understood that a request will be made to the Planning Board for a waiver to not provide the sidewalk.

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C. The application of **Bold Beginnings, Inc., owner**, for property located at **133 Islington Street** wherein site plan approval is requested for the construction of a three-story, 6,608 s.f. ± addition to an existing building for use as eight residential units with related paving, utilities, landscaping, drainage and associated site improvements. The existing 3,276 s.f. ± one-story function hall to the rear facade will be demolished as well as the rear deck and stairs. Eleven covered parking spaces are included in the proposal. Said property is shown on Assessor Plan 138 as Lot 15 and lies within Central Business B, Apartment and Historic A districts. **(This application was tabled at the Committee's September 3, 2002, meeting to this meeting.)**

VOTED to take the application off the table. John Chagnon of Ambit Engineering provided additional information to the Committee. VOTED to recommend approval of the site plan subject to the following stipulations:

1. That all trenches be infrared sealed in accordance with the standards of the City's Public Works Department;
2. That the trenches created for utility connections be done by saw cutting;
3. That a 300' radius (of the property in question) parking survey during peak times be submitted;
4. That a construction schedule shall be worked out at the appropriate time with Public Works Department with a plan on how those who would be affected would be notified;
5. That the landscaping plan is subject to approval by Lucy Tillman of the Planning Department;
6. That more information be submitted on the drainage analysis; such as, additional material on Sudbury Street; and,
7. That a note be included on the site plan indicating that any HVAC units must comply with Article V of the City's *Zoning Ordinance* and may be subject to Historic District Commission approval.

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II. PUBLIC HEARINGS

A. The application of **GPP Properties 1995-1, LLC** for property located at **100 Coakley Road** wherein site plan approval is requested for the construction of a 50' x 80' (4,000 s.f.) one-story addition to an existing building with related paving, utilities, landscaping, drainage and associated site improvements. The addition will be used for warehousing purposes. Said property is shown on Assessor Plan 234 as Lot 6 and lies within a General Business district.

Jennifer McCourt presented the proposal. VOTED to recommend approval of the site plan subject to the following stipulation:

- 1) That signage be installed indicating the delivery entrance and that instructions shall be given that trucks are not to drive through a residential neighborhood.

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III. ADJOURNMENT was had at approximately 2:39 p.m.

This action sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.