

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.
2002**

CITY COUNCIL CHAMBERS

NOVEMBER 5,

**MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

- MEMBERS PRESENT:** David M. Holden, Planning Director;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer;
Charlie Jones, Fire Marshal; and,
David Desfosses, Engineering Technician
- MEMBERS ABSENT:** Michael Magnant, Deputy Police Chief;
Tom Cravens, Engineering Technician, Water Department;
and,
Alanson Sturgis, Chairman of the Conservation Commission
- ALSO PRESENT:** Lucy E. Tillman, Planner 1
-

I. PUBLIC HEARINGS

A. The application of **Coastal Materials Corp.** for property located off **Banfield Road** wherein site plan approval is requested for the construction of a 54' high storage silo with associated site improvements. Said property is shown on Assessor Plan 254 as Lot 4 and lies within an Industrial district.

VOTED to recommend approval of the site plan to the Planning Board with the following stipulation:

- 1) That a note be added to the site plan indicating that the operation of the silo shall comply with Article V of the *Zoning Ordinance*.
-

B The application of **Aranosian Oil Company, Inc.** for property located at **766 Lafayette Road** wherein site plan approval is requested for the replacement of an existing 800 s.f. canopy with a 2,490 s.f. \pm (48' x 52') and the construction of a small traffic island upon which will be sited a proposed goal post sign with associated site improvements. Said property is shown on Assessor Plan 244 as Lot 6 and lies within a General Business district.

VOTED to recommend approval of the site plan to the Planning Board with the following stipulations:

1. That the applicant shall meet with Lucy Tillman of the Planning Department to see what can be done to provide some landscaping; and

- 2. That the signage indicated on the site plan shall be subject to receiving a Sign Permit from the City of Portsmouth.

C. The application of **JMK Realty, LLC** for property located at **700 Peverly Hill Road** wherein site plan approval is requested for expanded paving with related drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 2-10 and lies within an Industrial district.

VOTED to recommend approval of the site plan to the Planning Board subject to the following stipulations:

- 1. That the applicant work with Lucy Tillman of the Planning Department regarding the landscaping along the southerly property line;
- 2. That a report be made available to the Planning Board regarding any concerns any abutting property owner might have regarding the proposed drainage plan; and,
- 3. That the City of Portsmouth be held harmless from any claims arising out of the proposed drainage plan;
- 4. That the site plan contain a metes and bounds description and indicate which boundary monuments have been installed and which have not;
- 5. That the landscaping in front of the rear building not interfere with the Fire Department connection.

.....

D. The application of **505 Lafayette Road, LLC** for property located at **605 Lafayette Road** wherein site plan approval is requested for the construction for a one-story 1,500 s.f. ± addition to the rear of the existing building and a complete second story addition (4,000 s.f. ± with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 229 as Lot 9 and lies within a General Business district.

VOTED to table the application to the Committee's December 3, 2002, meeting to allow for a reconfiguration of the traffic islands, if possible, and a review and a report back from the Traffic/Safety Committee.

.....

E. The application of the **City of Portsmouth, owner and the Portsmouth Housing Authority, applicant**, for property located at **5 Junkins Avenue (the 1895 building at the Municipal Complex)** wherein site plan approval is requested for the renovation of the old Cottage Hospital into twenty units ± of senior housing with associated site improvements. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal and Historic A districts.

VOTED to recommend approval of the site plan to the Planning Board subject to the following stipulations:

- 1. That the site plan indicate a new domestic water service;

- 2. That the landscaping plan be reviewed with Lucy Tillman of the Planning Department; and,
- 3. That the site plan show additional improvements outside of the limited work area that would be subject to future CIP funding.

F. The request of **Jay Gingrich** for property located at **915 Sagamore Avenue** to amend a previously approved site plan involving the construction of a 24' x 72' one-story addition to an existing building. The applicant would like to amend the proposed parking and sidewalk plan. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district.

VOTED to recommend approval of the request to the Planning Board subject to the following stipulations:

- 1. That the reconfigured site plan be reviewed with John Burke, the City's Parking and Transportation Engineer;
- 2. That a note be added to the site plan to indicate that if and when the septic system shown on the previously approved site plan is installed, the setbacks contained on that plan shall be maintained which may force the removal of the newly created parking space; and,
- 3. That verification be submitted to the Planning Department that compliance has been had with an outstanding stipulation; that is, that a determination be made as to whether NHDES permitting is required for the discharge from the lobster tanks to Sagamore Creek.

.....

II. ADJOURNMENT was had at approximately 3:45 p.m.

.....

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