

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**JANUARY 7, 2003**

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

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

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The Chair called the meeting to order at approximately 2:00 p.m.

**I. PUBLIC HEARINGS**

A. The application of **Richard Sylvester** for property located at **141 Banfield Road** wherein site plan approval is requested for the construction of a one-story 26,000 s.f. ± building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lots 2 and 3 (to be combined) and lies within an Industrial district.

VOTED to table the application to the Committee's February 4<sup>th</sup>, 2003, meeting. The tabling motion was made to allow for the submittal of a revised site plan incorporating the following comments.

1. That the plan indicate two separate water services with shut offs in the right-of-way (as the City is trying to get away from easements). Furthermore the provision of less than 5' of cover is not usually acceptable to the City;
2. That the water services be labeled correctly;
3. That test pit details be submitted;
4. That information be provided that proves that the treatment swale is 2' above water table or that the swale is constructed on well drained material with an under drain system built beneath it;
5. That all grades be shown on plan;
6. That additional landscaping detail be provided and landscaping or lawn areas be provided around the perimeter of the site;
7. That the topography seems to be wrong near the stream;
8. That the plan indicate the existing edge of woods and proposed edge of woods;
9. That the septic system design be provided;

- 10. That scraps of metal be excavated from receiving area of septic system with the excavated area to be replaced in accordance with State regulations and that David Desfosses, Certified Engineering Technician with the Public Works Department, be present when excavation is done;
  - 11. That a guardrail or fence be provided to prevent the dumping of snow on top of septic area;
  - 12. That the design for the pump chamber be submitted;
  - 13. That information be provided on the kind of septic tank; such as, the location of the vents and size of tank;
  - 14. That lighting isometrics be submitted;
  - 15. That percolation test data be submitted;
  - 16. That design data be submitted on the treatment swale;
  - 17. That the plan indicate curbed radii on the street; such as, sloped granite curbing;
  - 18. That the hydrant might have to be re-located;
  - 19. That turning templates by a licensed traffic engineer be submitted;
  - 20. That documentation be submitted that the septic tank gets pumped every year;
- Additional comments from David Desfosses:
- A. That the plan indicate snow storage areas;
  - B. That the plan indicate an enclosed dumpster; and
  - C. That the driveway be at least 24' wide and be reviewed by John Burke, the City's Parking and Transportation Engineer, for width and sight distance.

Furthermore, the question was asked if there would be signage as the frontage is completely wooded wetland.

It was suggested that the revised plan be submitted to the Planning Department when completed to allow for review by administrative staff.

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B. The application of **Sharan Gross** for property located at **201 Cate Street** wherein site plan approval is requested for the construction of a two-story 30' x 46' ± building with a footprint area of 1,476 s.f. ± with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district.

VOTED to table the application to the Committee's February 4<sup>th</sup>, 2003, meeting due to concerns about the sewer lateral and the driveway configuration. It was suggested that John Burke, the City's Parking and Transportation Engineer, be contacted by calling 766-1415 to set up a time to meet with administrative staff.

Other concerns/stipulations of the Committee are listed as follows:

- 1. That easement language be submitted that indicates that parking can occur in the easement area;
- 2. That the water service be indicated as Type K copper;
- 3. That the water main be drawn on the plan;
- 4. That the outside drain be so labeled rather than "basement drain";
- 5. That the PSNH pole be located in the City's right-of-way;

- 6. That a note be put on the plan indicating that all existing vegetation from the edge of the parking lot to the stream shall remain untouched;
- 7. That the gas meters be relocated or that the existing location be approved by the utility company; and
- 8. That the parking calculations be included on the plan.

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C. The application of **2837 Lafayette Road Realty Trust** for property located at **2837 Lafayette Road** wherein site plan approval is requested for the construction of a one-story, 1,965 s.f. ± addition to an existing structure (a dental office) with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 286 as Lot 1 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 landscaping plan be approved by Lucy Tillman of the Planning Department;
- 2. That the connection to the sewer service is a work in progress with a report back at the Planning Board meeting;
- 3. That the site plan indicate a fire service (it being understood that the fire service can be eliminated should it be decided that the building will not be sprinklered);
- 4. That the sign indicated on the plan shall be subject to a Sign Permit; and,
- 5. That the abandonment of the water service shall be done at the main.

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**II. ADJOURNMENT** was had at approximately 3:00 p.m.

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