

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

MARCH 4, 2003

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman;
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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I. OLD BUSINESS

A. 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. **(This application was tabled at the Committee's February 4, 2003, meeting to this meeting.)**

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

1. That the Public Works Department review the proposed location of the PSNH pole;
 2. That a note be added to the plan that a license be secured from the City Council for the installation of the proposed PSNH pole prior to the commencement of site work;
 3. That concurrence be received from the City Attorney that note #1 indicates that parking is allowed in the easement area;
 4. That some legal mechanism be in place that the City can maintain and/or improve the Cate Street bridge within the easement area which may temporarily affect the proposed parking spaces;
 5. That a Building Permit not be issued until the sewer easements have been reviewed and approved by the City Attorney as to content and form and recorded in the Rockingham County Registry of Deeds with copies on file in the Planning Department; and,
 6. That the site plan shall be recorded in the Rockingham County Registry of Deeds.
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B. The request of **Ruby Tuesday, Inc.** for property located at **1574 Woodbury Avenue** wherein an amendment to an approved site plan is requested for the construction of a 5,250 s.f. ± building for restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 17 and lies within a General Business district. **(This application was tabled at the Committee’s February 4, 2003, meeting to this meeting.)**

VOTED to take off the table and to re-table, at the request of Attorney Pelech, to the Committee’s April 8, 2003, meeting.

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II. PUBLIC HEARINGS

A. The application of **Bellwood Associates Limited Partnership** for property located at **2300 Lafayette Road (Water Country Fun Park)** wherein site plan approval is requested for improvements to certain parking areas with associated site improvements. Said property is shown on Assessor Plan 273 as Lots 5 and 7 and Assessor Plan 267 as Lots 1-23, 1-24, 1-25, 1-26, and 1-27 and lies within General Business and Industrial districts.

VOTED to table the application to the Committee’s April 8, 2003, meeting. The tabling motion was made to allow for a meeting with representatives from the Planning, Public Works, and Police Departments and to allow for a review and report back by the Traffic/Safety Committee.

1. Other issues identified by the Committee are listed as follows:
2. That the Existing Conditions plan be updated;
3. That the site plan indicate the placement of boulders in appropriate places;
4. That the site plan indicate the relocation of the fire hydrant, if appropriate;
5. That the site plan indicate the “Constructed Wetland Area” as “Constructed Storm Water Treatment Area; and,
6. That any indication of a “maintenance entrance” out to West Road be eliminated from the site plan.

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B. The application of **Portsmouth Toyota** for property located **off Lafayette Road** wherein site plan approval is requested for the creation of a gravel parking area on an existing vacant lot for parking trucks under 33,000 gross vehicle weight with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 2 and lies within General Business and Industrial districts.

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

1. That an access easement be submitted to the Planning Department (by noontime on Wednesday, March 12, 2003) for review and approval by the City Attorney as to content and form;
2. That the tree line be amended so that the trees are actually planted outside of the proposed taking;

3. That a note be added to the site plan indicating that the vegetative barrier between the parking lot and the travel way shall be a permanent vegetative barrier;
4. That the site plan indicate the installation of a pressure treated guardrail fence (similar to those installed at the South Playground) to prevent vehicles from encroaching into the vegetated area;
5. That the applicant meet with Tom Cravens of the Water Department to resolve any water related issues with the abandonment of an old water line; and,
6. That a note be added to the site plan that the site shall comply with Article II, Section 10-208(35) and Article V, Section 10-503 of the *Zoning Ordinance*.

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III. ADJOURNMENT was had at approximately 3:05 p.m.

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