

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

APRIL 29, 2003

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman;
David Allen, Deputy Public Works Director;
Charlie Jones, Fire Marshal;
Alanson Sturgis, Chairman of the Conservation Commission;
Tom Cravens, Engineering Technician; and,
David Desfosses, Engineering Technician

MEMBERS ABSENT: John Burke, Parking and Transportation Engineer; and,
David Young, Deputy Police Chief

ALSO PRESENT: Lucy E. Tillman, Planner 1

.....
I. OLD BUSINESS

A. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein site plan approval is requested for the creation of six residential house lots ranging in size from 15,394 s.f. to 30,326 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 210 as Lot 26 and lies within a Single Residence B district. **(This application was tabled at the Committee's April 8, 2003, meeting to this meeting.)**

VOTED to take the application off the table. VOTED to **table** the application to the Committee's regularly scheduled meeting on June 3, 2003. The tabling motions was made to allow for the submittal of a revised plan that would indicate gentler slopes.

1. Some of the other concerns/stipulations of the Committee are as follows:
2. That slope stabilization be reviewed;
3. That the notes regarding the cemetery buffer and the Shoreland Protection buffer be on the subdivision plan that will be recorded in the Rockingham County Registry of Deeds;
4. That a letter be submitted to the Planning Department with a sketch attached thereto setting forth the rock/ledge crushing plan including the hours of operation and a start and finish time for the project;
5. That the pavement detail for Michael Succi Drive be in compliance with industrial street standards;
6. That a note be added to the site plan concerning the protection of the catch basins;
7. That a note be added to the subdivision plan that there will be no access from Lot 3 out to Cutts Avenue;
8. That the grading for Lots 5 and 6 be reviewed;
9. That the streets be video taped before construction takes place. It was understood that the developer would agree to an overlay to correct any damage;
10. That the site plan indicate an additional gate valve on the water line going up Chase Drive;
11. That the length of pipe be extended beyond the gate valve at the dead end some 18' to 20'; not 10';
12. That a determination be made as to whether State Subdivision Approval is required;

- 13. That it is understood that the Planning Department will make a recommendation to the Planning Board when it reviews this site plan; that final approval be tabled until all Federal and State Permits are in hand; and,
- 14. That the configuration of the property lines for Lots 4 and 6 be reviewed.

II. PUBLIC HEARINGS

A. The application of **Gordon B. Sorli and Eleanor R. Sorli, owners, and the Portsmouth Gas Light Company, applicant**, for property located at **64 Market Street** wherein site plan approval is requested for the construction of a second and third floor rear addition above the first floor of the existing building with associated site improvements. Said property is shown on Assessor Plan 117 as Lot 35 and lies within Central Business B and Historic A districts.

VOTED to **table** the application to the Committee’s next regularly scheduled meeting on June 3, 2003. The tabling motion was made to allow for the submission of a more detailed site plan. The Public Hearing remains open.

Some of the concerns/stipulations of the Committee are as follows:

- 1. That a note be added to the site plan indicating that the existing fire and domestic service is adequate for the proposed addition;
- 2. That the fire and domestic lines be dimensioned and shown on the plan;
- 3. That a note be added to the site plan citing the approvals received from the Board of Adjustment;
- 4. That the parking calculations be included on the site plan;
- 5. That the applicant will work with Lucy Tillman of the Planning Department and John Burke, the City’s Parking and Transportation Engineer regarding the wood storage and recyclables; and,
- 6. That a plan be submitted indicating how the elevator works.

B. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Two International Group** for property located at **Manchester Square** wherein site plan approval is requested for the creation of a retail center including the construction of an 80’ x 75’ irregularly shaped two-story building with a 5,324 s.f. footprint and a 280’ x 60’ irregularly shaped two-story building with a 19,800 s.f. footprint with related paving, utilities, landscaping, drainage and associated site improvements. The proposal includes the demolition of the former gas station. Said property is shown on Assessor Plan 302 as Lots 4, 7, 8, 9 and 10 and lies within an Airport Business Commercial district.

VOTED to **table** the application to a special meeting of the Committee on Tuesday, May 6, 2003, at 2:00 p.m. The tabling motion was made to allow for the submittal of a revised site plan especially with regard to the interior traffic circulation.

- 1. Some of the other concerns/stipulations of the Committee are as follows:
- 2. That the sidewalks are shown as butting up against the street and should be moved back;
- 3. That there be off-site notification of the fire alarm system; preferably a master box for both buildings;

4. That the Pease Development Authority work with the City to establish what the street lighting should be;
5. That the location of the handicapped spaces be balanced out;
6. That the location of the grease trap be relocated from a landscaped area to a paved area;
7. That some of the dumpster configurations may not work as drawn;
8. That a note be added to the site plan that the water lines and appurtenances be installed in accordance with the City of Portsmouth's Water Division's construction standards and specifications;
9. That both buildings have two separate water lines (fire and domestic) with shut offs in the street;
10. That, if appropriate, a note be added to the plan indicating that the site is located within a Wellhead Protection Area and that construction should be in accordance with Aquifer Protection Guidelines;
11. That the oil/water separators be scheduled for an annual cleaning; and,
12. That the applicant work with the Pease Development Authority and John Burke, the City's Parking and Transportation Engineer, as to what the costs would be for appropriate off-site improvements.

.....

III. ADJOURNMENT was had at approximately 3:50 p.m.

.....

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